

PB# 03-05

**Pennings
(Sub.)**

54-1-3.15

**TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY**

DATE: 07-15-03

PENNINGS SUBDIVISION - SECTION 4

**TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

STORMWATER REPORT

NARRATIVE

**PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE
GOSHEN, NEW YORK 10924**

**P&P No. 96134.06
April 2003**

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I. Executive Summary

This report shall serve as a stormwater report plan for the Pennings Subdivision – Section 4. The proposed project is located on the west side of Dutchman Drive, which is located to the west of the intersection of South Jackson Avenue and Lake Road. The project is currently identified as Section 54, Block 1, Lot 3.15 on the Town of New Windsor Tax Map. The total site area is approximately 13.94 acres. The site contains an existing drainage ditch running through the middle of the site, with some existing farm lanes.

This project includes the construction of four (4) single family homes, and approximately 400± feet of new roadway, with associated improvements. Each lot will be serviced by individual wells and septics. Proposed driveways on two (2) of these lots shall cross the existing drainage ditch located on the property, and therefore, this study of the culvert capacity is provided. The drainage area tributary to this drainage ditch which flows through the proposed culverts under the proposed driveways is approximately 177.2± acres. The proposed culverts have been designed to handle the runoff from the 25 year storm event.

II. Site Description

As previously mentioned, the Pennings Subdivision – Section 4 project is located on the on the west side of Dutchman Drive, which is located to the west of the intersection of South Jackson Avenue and Lake Road in the Town of New Windsor.

Soils located within the drainage area have been identified in accordance with the Orange County Soils Survey. The site consists of soils form Hydrologic Soil Group C, the soils are as follows: Erie, Mardin, and Scio soils. (See Appendix 3 for further information of these particular soils.)

The drainage area shown in the HydroCad Output as Sub-catchment 1S includes approximately 171.2± acres. This area is made up of approximately 52.81 acres of brush in fair condition, 45.55 acres of black dirt located on and around the project site, 36.9 acres of woods in fair condition, 29.29 acres of open fields, 6.29 acres of lawn and landscaped areas, and 1.73 acres of impervious area. (Refer to Appendix A for the mapping of this drainage area).

The topography of the project site consists mainly of slopes in the 0 to 10% range, 10% of the site consists of slopes in the 10 to 15% range, and 4% of the site consists of 15% or greater slopes.

III. Culvert Design

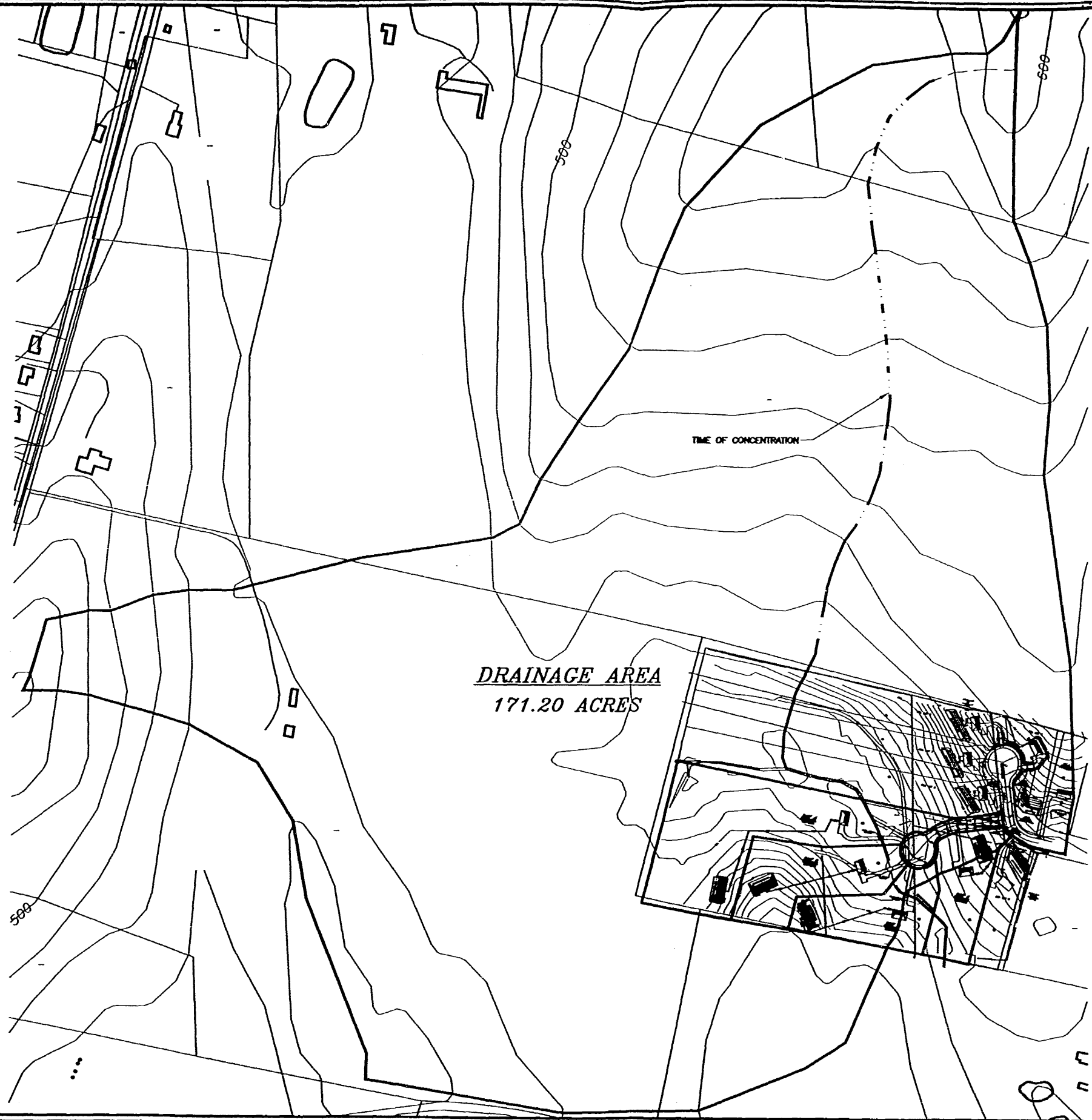
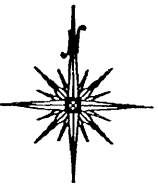
As stated above, the goal of this analysis is to provide the necessary capacity for the proposed driveway culverts for the existing drainage ditch on the site. To provide this, a HydroCad TR-20 Analysis was performed for the 25 year storm event. In utilizing this analysis, an existing peak flow for the drainage area can be obtained. Once this peak flow rate has been determined, the proposed concrete box culvert was analyzed in Auto Desk Land Desktop, Release 3. Two (2) methods were used, the first being a Manning Pipe Calculator, and the second being a Culvert Calculator. Both methods utilized in this program show that a 9 foot by 4 foot concrete box culvert placed at 0.5% slope provides the correct amount of capacity needed for the flow rate calculated in HydroCad. (Please see Appendix 2 for the output from the aforementioned software).

MWS/tmp
penningsswppp
04-11-03

APPENDIX

APPENDIX 1

DRAINAGE AREA MAP



4-10-03	ORIGINAL PREPARED	MRS
DATE	DESCRIPTION	
REVISIONS		
PIETRZAK & PFAU ENGINEERING & SURVEYING, P.L.L.C. 200 GARDEN STREET, SUITE 1 ORANGE, NEW YORK 10962 TEL. 516-339-1100 FAX 516-339-1101		
POLAK FARM TOWN OF MONROE ORANGE COUNTY, NEW YORK		
PROJECT TITLE		
DRAINAGE BASIN MAP SHEET NO. 1 OF 1		
DRAWING TITLE		
UNNOTED ATTACHED OR ADDED TO A PLAN BEING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 200, SUB-DIVISION 1 OF THE N.Y. STATE EDUCATION LAW.		
SCALE	DATE	PROJECT NUMBER
1" = 100'	10/10/03	0015400

APPENDIX 2

HYDRAULIC ANALYSIS OUTPUT

CULVERTS

Type III 24-hr Rainfall=6.50" (25 YR. STORM)

Prepared by Pietrzak & Pfau Engineering & Surveying, PLLC

Page 1

HydroCAD® 6.00 s/n 001436 © 1986-2001 Applied Microcomputer Systems

4/10/2003

Subcatchment 1S: DRAINAGE BASIN

Runoff = 312.13 cfs @ 12.84 hrs, Volume= 52.782 af

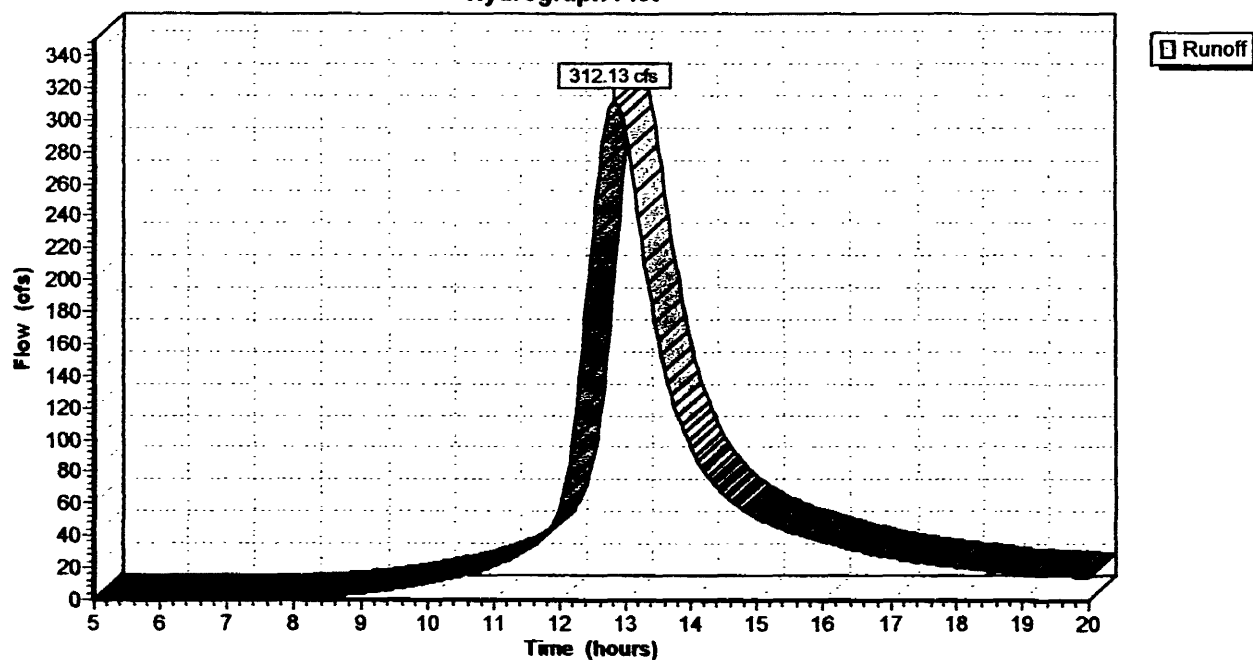
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=6.50"

Area (ac)	CN	Description
1.730	98	Paved parking & roofs
6.920	79	50-75% Grass cover, Fair, HSG C
36.900	73	Woods, Fair, HSG C
27.290	79	Pasture/grassland/range, Fair, HSG C
52.810	70	Brush, Fair, HSG C
45.550	91	Fallow, bare soil, HSG C
171.200	78	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.6	300	0.1100	0.3		Sheet Flow, Grass: Dense n= 0.240 P2= 3.50"
44.1	2,621	0.0200	1.0		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.2	444	0.0070	6.0	241.96	Channel Flow, Area= 40.0 sf Perim= 18.0' r= 2.22' n= 0.035
61.9	3,365	Total			

Subcatchment 1S: DRAINAGE BASIN

Hydrograph Plot



tmp#1

9' x 4' CONCRETE BOX CULVERT

Manning Pipe Calculator

Given Input Data:

Shape	Rectangular
Solving for	Flowrate
Height	48.0000 in
Width	108.0000 in
Depth	48.0000 in
Slope	0.0050 ft/ft
Manning's n	0.0130

Computed Results:

Flowrate	361.4784 cfs
Area	36.0000 ft2
Wetted Area	36.0000 ft2
Wetted Perimeter	312.0000 in
Perimeter	312.0000 in
Velocity	10.0411 fps
Hydraulic Radius	16.6154 in
Percent Full	100.0000 %
Full flow Flowrate	361.4784 cfs
Full flow velocity	10.0411 fps

tmp#6

9' x 4' CONCRETE BOX CULVERT

Culvert Calculator

Entered Data:

Shape Rectangular
Number of Barrels 1
Solving for Headwater
Chart Number 1
Scale Number 1
Chart Description CONCRETE PIPE CULVERT; NO BEVELED RING

ENTRANCE

Scale Description SQUARE EDGE ENTRANCE WITH HEADWALL
Overtopping Off
Flowrate 312.1300 cfs
Manning's n 0.0130
Roadway Elevation 6.0000 ft
Inlet Elevation 0.0700 ft
Outlet Elevation 0.0000 ft
Height 48.0000 in
Width 108.0000 in
Length 14.0000 ft
Entrance Loss 0.0000
Tailwater 0.0001 ft

Computed Results:

Headwater 5.7319 ft Inlet Control
Slope 0.0050 ft/ft
Velocity 11.8499 fps

Messages:

Inlet head > Outlet head.
Computing Inlet Control headwater.
Solving Inlet Equation 26.
Solving Inlet Equation 28.
Headwater: 5.7319 ft

DIS- CHARGE Flow cfs	HEAD- WATER ELEV. ft	INLET CONTROL DEPTH ft	OUTLET CONTROL DEPTH ft	FLOW TYPE	NORMAL DEPTH in	CRITICAL DEPTH in	OUTLET VEL. fps	OUTLET DEPTH ft	TAILWATER VEL. DEPTH fps ft
62.43 0.00	1.80	1.73	1.69	NA	11.85	13.72	7.03	0.99	0.00
124.85 0.00	2.90	2.83	2.70	NA	18.68	21.78	8.91	1.56	0.00
187.28 0.00	3.89	3.82	3.54	NA	24.58	28.54	10.16	2.05	0.00
249.70 0.00	4.85	4.78	4.30	NA	30.00	34.58	11.10	2.50	0.00
312.13 0.00	5.73	5.66	4.99	NA	35.12	40.12	11.85	2.93	0.00

APPENDIX 3

SUPPORTING DATA

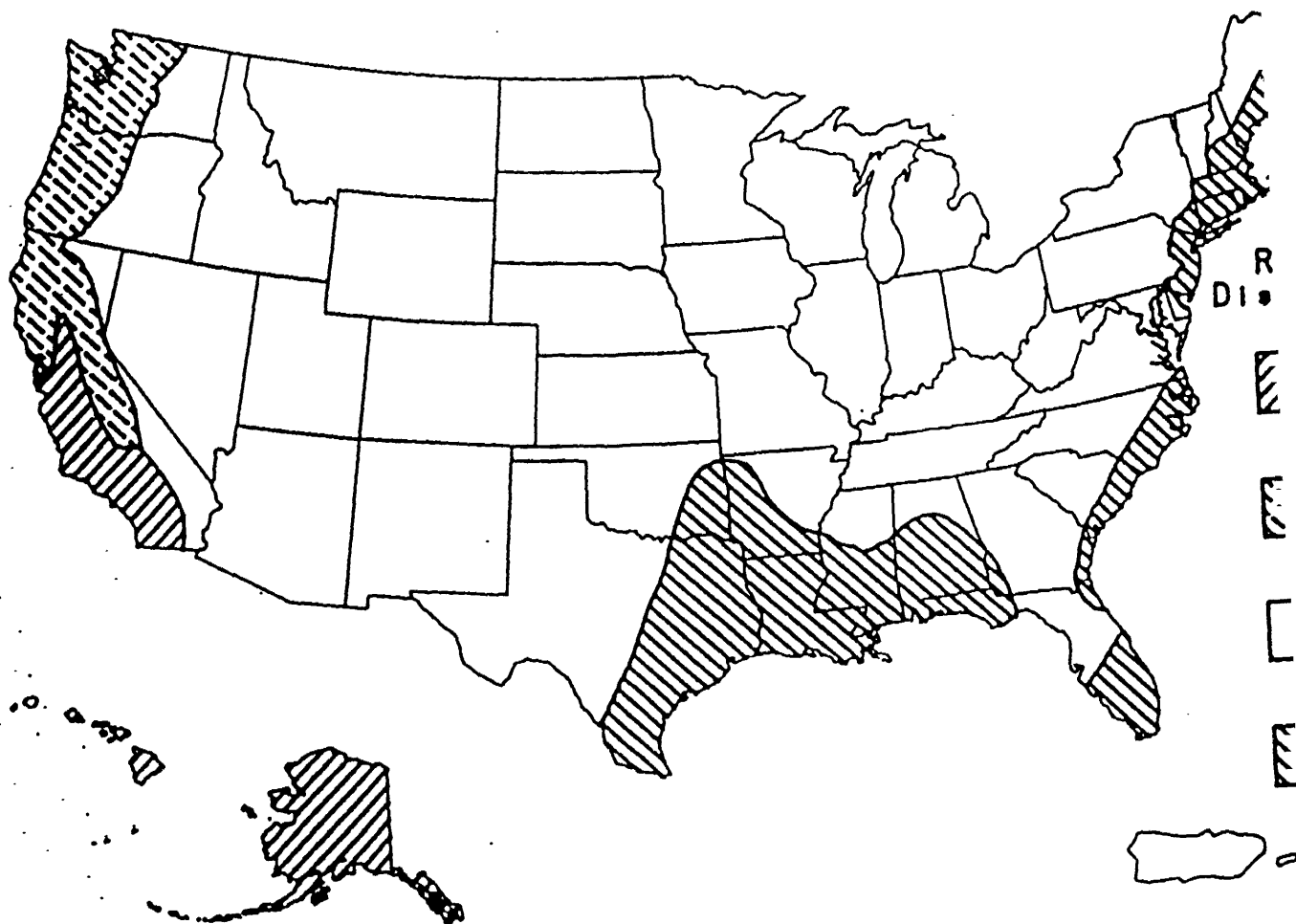
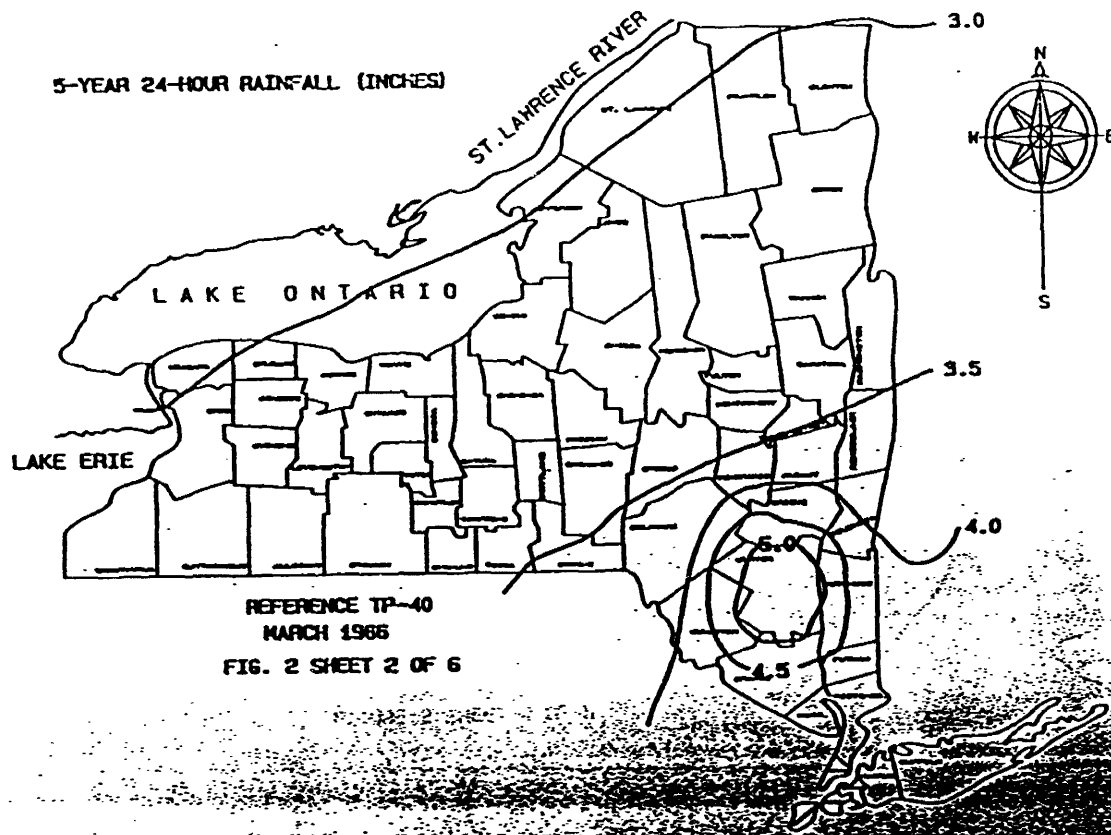
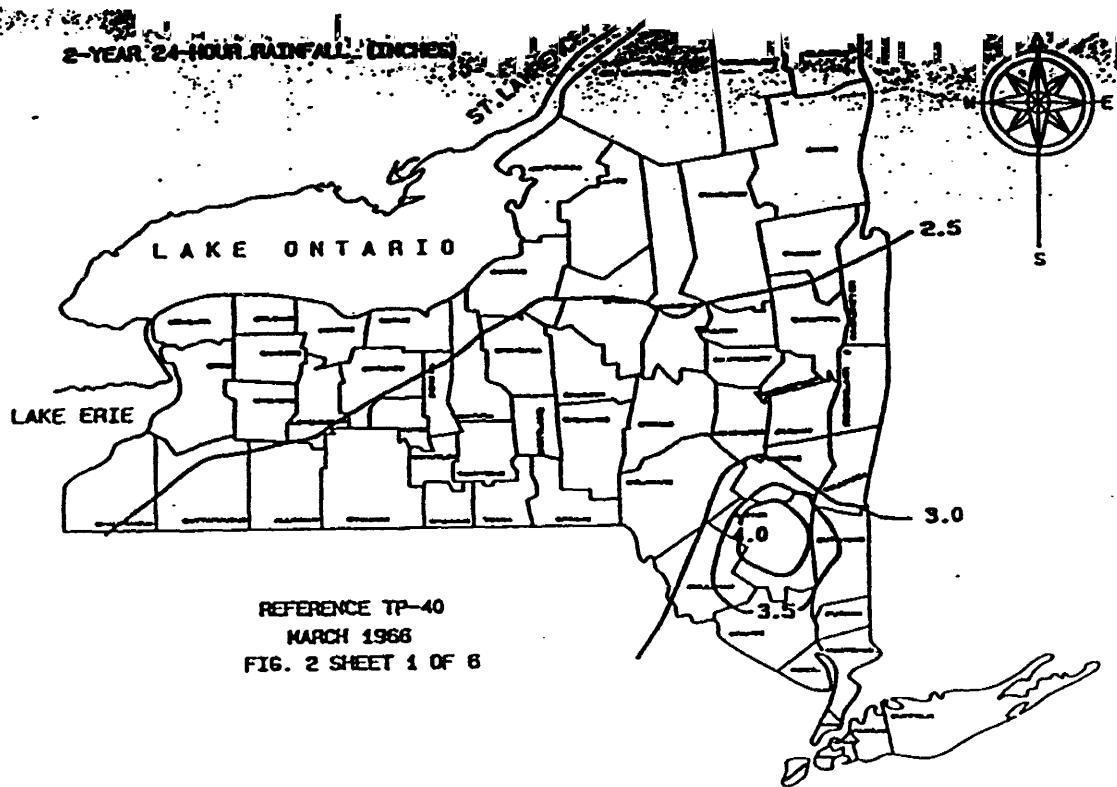
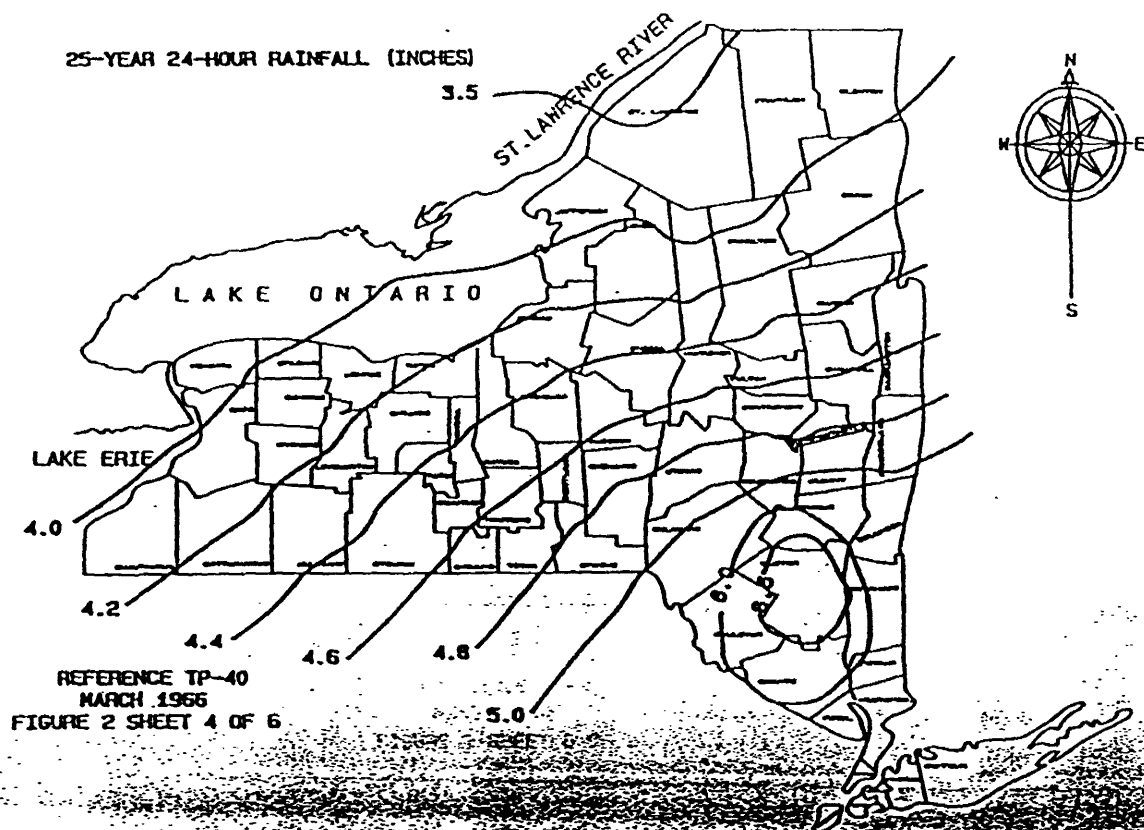
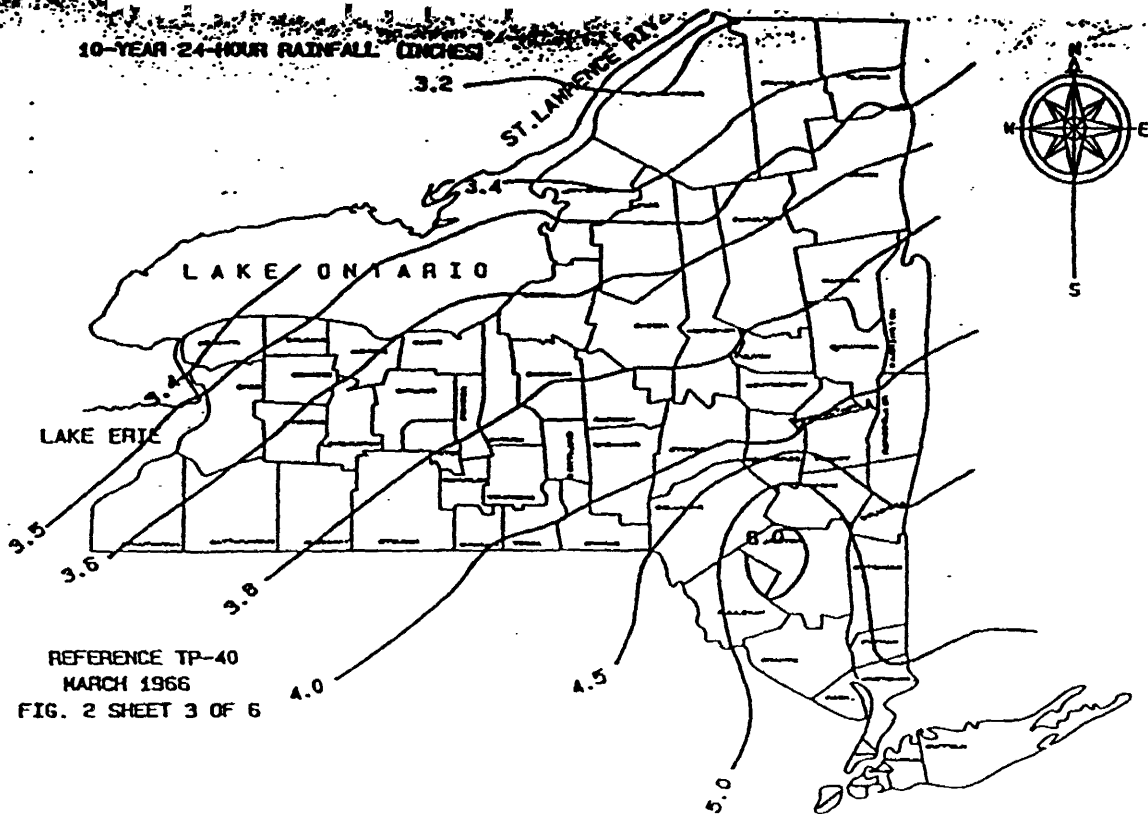
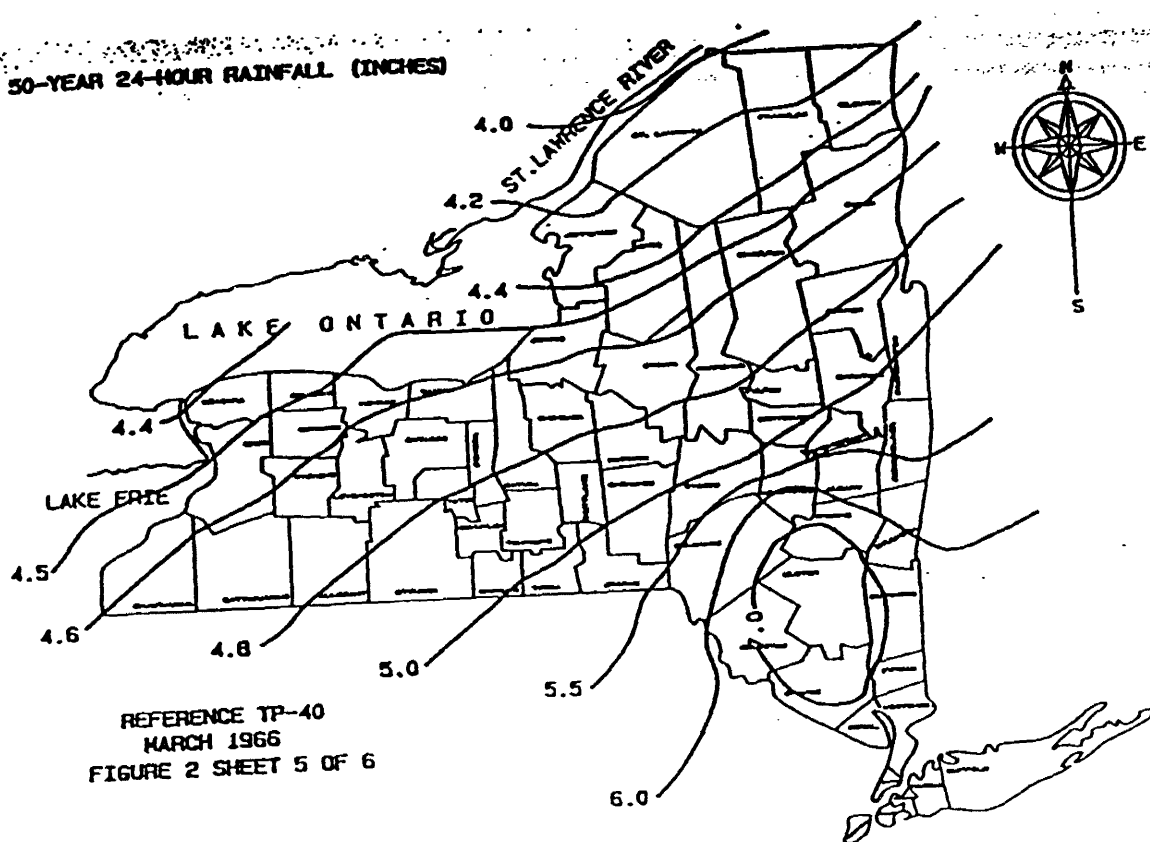


Figure B-2.—Approximate geographic boundaries for SCS rainfall distributions.

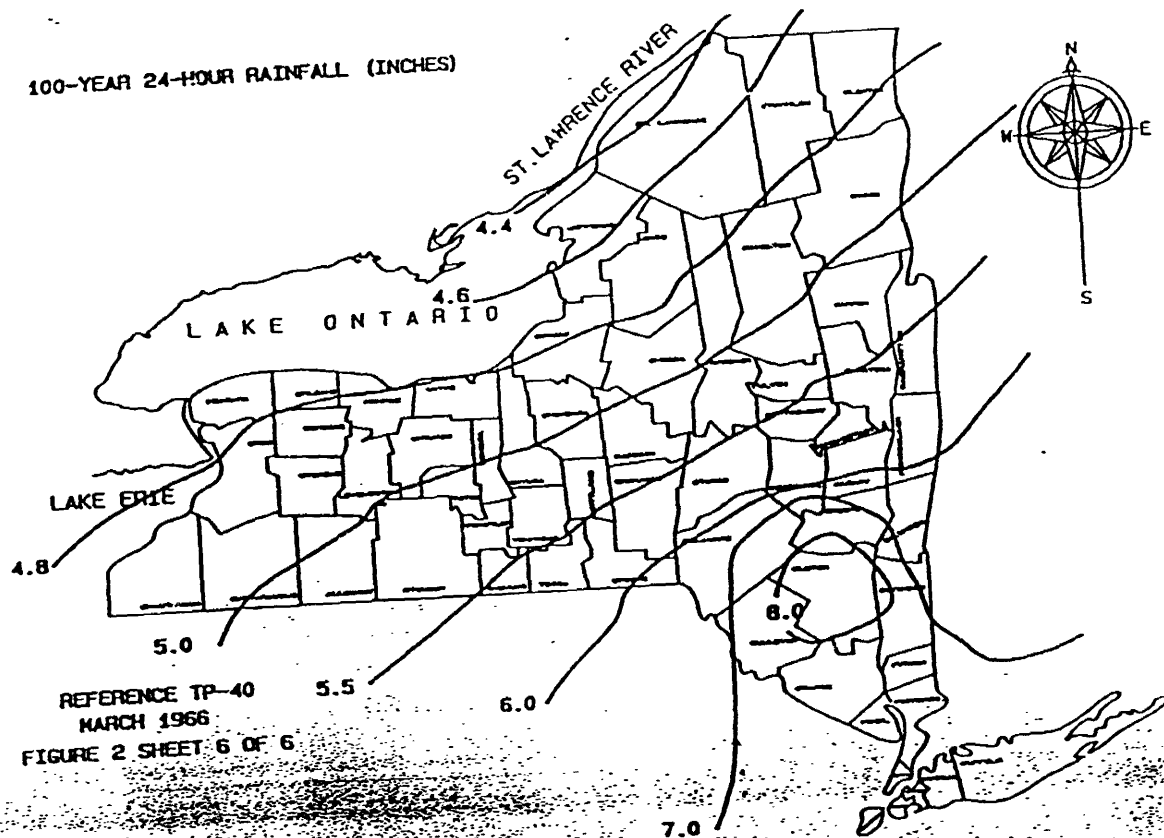




50-YEAR 24-HOUR RAINFALL (INCHES)



100-YEAR 24-HOUR RAINFALL (INCHES)



RAINFALL LIST BY COUNTY

The frequency values listed below are average values for the County. Please check these against the maps on Figure 2-1 thru 2-3 for your county. In certain areas of the county jobs may require higher or lower rainfall values.

	RAINFALL FOR EACH FREQUENCY							Average Annual Rainfall
	1YR	2YR	5YR	10YR	25YR	50YR	100YR	
ALBANY	2.4	2.9	3.7	4.5	4.9	5.5	7.0	35.7
ALLEGANY	2.2	2.6	3.2	3.8	4.3	4.8	5.3	37.6
BRONX	2.7	3.5	4.5	5.0	6.0	7.0	7.5	44.1
BROOME	2.4	2.8	3.5	4.2	4.8	5.3	6.2	37.8
CATTARAUGUS	2.2	2.5	3.2	3.7	4.2	4.7	5.2	44.1
CAYUGA	2.2	2.5	3.2	3.8	4.4	4.8	5.3	31.3
CHAUTAUQUA	2.1	2.5	3.1	3.6	4.1	4.6	4.9	52.1
CHEMUNG	2.3	2.7	3.4	3.9	4.6	5.0	5.6	34.3
CHENANGO	2.3	2.8	3.4	4.0	4.8	5.0	6.0	41.5
CLINTON	2.0	2.5	3.1	3.5	4.0	4.5	4.9	31.8
COLUMBIA	2.5	3.0	4.0	4.7	5.5	6.0	7.8	39.9
CORTLAND	2.3	2.7	3.4	3.9	4.6	4.9	5.6	43.2
DELAWARE	2.5	2.9	4.0	4.5	5.0	5.5	7.9	45.0
DUTCHESS	2.8	3.5	4.5	5.0	6.0	7.0	8.0	40.2
ERIE	2.1	2.5	3.1	3.6	4.0	4.5	4.9	44.1
ESSEX	2.1	2.5	3.2	3.6	4.2	4.6	5.1	38.2
FRANKLIN	2.0	2.5	3.0	3.5	4.0	4.5	4.8	47.3
FULTON	2.3	2.6	3.4	3.9	4.6	4.9	5.5	40.8
GENESEE	2.1	2.5	3.1	3.6	4.1	4.6	4.9	36.8
GREENE	3.0	3.0	4.5	5.0	6.0	7.0	8.0	42.4
HAMILTON	2.2	2.5	3.2	3.7	4.3	4.7	5.4	44.0
HERKIMER	2.2	2.5	3.2	3.7	4.4	4.7	5.5	46.4
JEFFERSON	2.1	2.5	3.0	3.5	4.0	4.5	4.7	38.7
KINGS	2.7	3.5	4.5	5.0	6.0	7.0	7.5	44.1
LEWIS	2.3	2.5	3.1	3.6	4.2	4.5	4.8	43.3
LIVINGSTON	2.2	2.5	3.2	3.7	4.2	4.7	5.0	33.7
MADISON	2.3	2.6	3.3	3.8	4.6	4.9	5.5	40.3
MANHATTAN	2.7	3.5	4.5	5.0	6.0	6.5	7.5	44.1
MONROE	2.2	2.5	3.1	3.6	4.1	4.6	4.9	30.9
MONTGOMERY	2.4	2.7	3.4	3.9	4.7	5.0	5.7	36.2
NASSAU	2.7	3.5	4.5	5.0	6.0	7.0	7.5	44.1
NIAGARA	2.1	2.5	3.0	3.5	4.0	4.5	4.8	39.9
ONEIDA	2.3	2.5	3.2	3.8	4.5	4.8	5.4	49.4
ONONDAGA	2.2	2.6	3.2	3.8	4.5	4.8	5.2	40.5
ONTARIO	2.2	2.5	3.2	3.7	4.3	4.7	5.0	33.4
ORANGE	2.9	3.5	4.5	5.5	6.5	7.0	8.0	48.0
ORLEANS	2.1	2.5	3.0	3.5	4.0	4.5	4.8	39.4

ErB—Erie gravelly silt loam, 3 to 8 percent slopes. This deep, somewhat poorly drained, gently sloping soil has a fragipan. It formed in glacial till deposits derived from shale, slate, and sandstone. It is on foot slopes, on lower hillsides, and along shallow drainageways of the uplands. It commonly receives runoff from higher adjacent soils. Areas are mainly oval and 5 to 20 acres.

Typically the surface layer is dark brown gravelly silt loam 9 inches thick. The subsoil is 45 inches thick. It is mottled grayish brown channery silt loam in the upper 9 inches and a firm, mottled olive brown channery silt loam fragipan in the lower part. The substratum from 54 to 70 inches is mottled olive brown channery silt loam.

Included with this soil in mapping are small areas of the moderately well drained Mardin soils on slightly higher rises and knolls and very poorly drained Alden soils on a few small concave toe slopes. On a few acres there are large stones on the surface.

The water table in this Erie soil is perched above the fragipan in spring and other wet periods. Permeability is moderate in the surface layer and upper part of the subsoil and is slow or very slow in the pan and substratum. Runoff is medium, and available water capacity is moderate to low. Roots are restricted by the dense pan to depths of 10 to 24 inches. Natural organic matter content is medium. The soil layers above the fragipan are 15 to 35 percent gravel or channery fragments. Unless limed, the surface layer ranges from very strongly acid to medium acid.

Most areas of this soil are either idle or pastured. A few are used for hay and cultivated crops.

This soil can be used for cultivated crops but is better suited to hay or pasture. Unless the soil is drained, wetness delays planting in spring and often hinders harvesting in fall. This soil is somewhat difficult to drain because of slow water movement through the fragipan. A combination of subsurface drains and interceptor drains is often essential for adequate drainage. Subsurface drains may require backfilling with gravel to be effective. This soil is usually easier to drain than the nearly level Erie soil. Erosion is a hazard, particularly on long slopes and in intensively cultivated areas. Minimum tillage, cover crops, cross slope tillage, and sod crops in the cropping system are needed to preserve tilth, control erosion, and maintain organic matter content.

This soil is fairly well suited to pasture. Grazing in wet periods compacts the soil and destroys desirable grass

species. Rotation grazing, proper stocking, lime and fertilizer, and restricted grazing in wet periods are needed to maintain pasture seedings.

Suitability for timber production is fair to good. Forested areas support such species as black cherry, sugar maple, and northern red oak. Windthrow and seedling mortality are minor hazards because of the restricted root zone. Seasonal wetness can be a problem in machine planting of seedlings in spring.

Seasonal wetness and slow or very slow permeability in the fragipan are serious limitations for most urban and recreation uses. Many areas provide excellent sites for dike ponds.

The capability subclass is IIIw.

MdB—Mardin gravelly silt loam, 3 to 11 p. 1
This deep, moderately well drained, gently sloping soil formed in glacial till deposits derived from sandstone, shale, and slate. It has a dense fragipan in the subsoil. It is on broad divides, hilltops, and ridges in lands. Areas are mostly round and 10 to 15 acres. Typically the surface layer is dark brown gravelly silt loam 8 inches thick. The upper 7 inches of the subsoil is yellowish brown gravelly silt loam. The next 5 inches is a washed layer of mottled pale brown gravelly silt loam. Extending from 20 to 60 inches is a firm, olive brown heavy silt loam fragipan.

Included with this soil in mapping are small areas of the somewhat poorly drained Erie soils in concave spots, on foot slopes, and along drainageways. The well drained Bath soils are included on a few higher knolls and ridges. Spots of the very poorly drained Alden soils and a few depressions are identified by spot symbols on the soil map.

The water table in this Mardin soil is perched above the fragipan early in spring and in other excessively wet periods. Permeability is moderate in the surface layer and upper part of the subsoil and is slow or very slow in the fragipan and substratum. Available water capacity is moderate to low, and runoff is slow to medium. Roots are restricted by the dense fragipan, but a few penetrate along vertical cracks in the pan. Natural organic matter content is low. The surface layer and upper part of the subsoil are 15 to 35 percent gravel fragments. In unlimed areas, the surface layer is extremely acid to slightly acid.

Many areas are farmed. Some are urbanized, idle, or forested.

This soil is suited to cultivated crops, small grain, and hay. Seasonal wetness slightly delays tillage and planting in spring. Random subsurface drains to included wet spots and interceptor drains that divert runoff from higher adjacent soils improve many fields. Erosion is a hazard on long slopes, and gravel fragments are slightly bothersome in planting and harvesting. Because the fragipan restricts root penetration, droughtiness is also a problem in some years. Cross-slope tillage, cover crops, minimum tillage, tillage at the proper moisture content, and sod crops in the cropping system reduce erosion, promote till, and increase organic matter content, which improves available water capacity.

This soil is suited to pasture. Grazing in wet periods, however, compacts the soil and destroys desirable grasses. Proper stocking, rotation grazing, restricted grazing in wet periods, and lime and fertilizer are needed to maintain pasture seedings.

Suitability for timber production is fair to good. Woodlots support such trees as sugar maple, northern red oak, and black cherry. Windthrow, high seedling mortality, erosion hazard, and equipment limitation are not major problems.

Seasonal wetness and slow or very slow permeability in the pan are limitations for many urban uses. Carefully designed and installed drains around foundations are needed to overcome the risk of damage from wetness in spring. Some areas are suitable for campsites, picnic areas, and dike ponds. Gravel fragments, however, can be bothersome for some recreation uses.

MdC—Mardin gravelly silt loam, 8 to 15 percent slopes. This deep, moderately well drained, sloping soil formed in glacial till deposits derived from sandstone shale, and slate. It commonly receives runoff from higher adjacent soils. It has a dense fragipan in the lower part of the subsoil. It is on valley sides, hillsides, and ridges in uplands. Areas are mostly oval and 10 to 50 acres.

Typically the surface layer is dark brown gravelly silt loam 7 inches thick. The upper 6 inches of the subsoil is yellowish brown gravelly silt loam. The next 5 inches is a leached layer of mottled pale brown gravelly silt loam. Extending from 18 to 60 inches is a firm, olive brown channery silt loam fragipan.

Included with this soil in mapping are small areas of the somewhat poorly drained Erie soils on foot slope and along drainageways. Also included are well drained Bath soils on a few higher knolls and ridges. A few spots are severely eroded, and in a few areas large stones are on the surface.

The water table is perched above the fragipan early in spring and in other excessively wet periods. Permeability is moderate in the surface layer and upper part of the subsoil and is slow or very slow in the pan and substratum. Available water capacity is moderate to low, and runoff is medium. Roots are restricted by the dense pan but a few penetrate along vertical cracks in the pan. Natural organic matter content is low. The surface layer and upper part of the subsoil are 15 to 35 percent gravel fragments. In unlimed areas, the surface layer is extremely acid to slightly acid.

Some areas of this soil are used in farming, particularly for pasture. Others are idle or forested. A few are urbanized.

This soil is moderately suited to cultivated crops, small grain, and hay. Erosion is a serious hazard, particularly on long slopes, or in areas bare of plant cover. Seasonal wetness slightly delays tillage in spring. Intercepting drains that divert runoff from higher adjacent soils improve many fields. Gravel fragments are slightly bothersome in planting. Droughtiness is a hazard in some years because of the restricted root zone. Cross-slope tillage, strip cropping, diversion ditches, cover crops, minimum tillage, and sod crops in the cropping system reduce the erosion hazard, promote tilth, and increase organic matter content. Increasing organic matter content improves available water capacity.

This soil is suited to pasture. Grazing in wet periods, however, compacts the soil and destroys desirable grasses. Proper stocking, rotation grazing, restricted grazing in wet periods, and lime and fertilizer are needed to maintain pasture seedings.

Suitability for timber production is fair to good. Woodlots support such species as sugar maple, northern red oak, and black cherry. Windthrow, high seedling mortality, erosion hazard, and equipment limitation are no major problems. Slope and gravel fragments are minor problems for machine planting of seedlings.

Seasonal wetness, slope, and slow or very slow permeability in the fragipan are limitations for many urban uses. Carefully designed and installed drains around foundations are needed to overcome the risk of damage from wetness in spring and to intercept lateral seepage across the top of the pan. Slope and gravel fragments are minor limitations for many recreation uses. Some areas are suitable for campsites, hiking trails, and picnic areas.

The capability subclass is IIIe.

ScA—Scio silt loam, 0 to 3 percent slopes. This deep, moderately well drained, nearly level soil formed in glacial lake-laid deposits that are dominantly silt and very fine sand. It is on alluvial fans and terraces in valleys and on lowland plains. A few small areas are on upland benches. Areas are mostly oval and 10 to 15 acres.

Typically the surface layer is dark brown silt loam 8 inches thick. The subsoil is 28 inches thick. The upper 7 inches is yellowish brown silt loam, and the lower 21 inches is mottled dark yellowish brown silt loam. The substratum from 36 to 60 inches is friable, dark brown heavy silt loam.

Included with this soil in mapping are small areas of the well drained Unadilla soils on slightly higher knolls and somewhat poorly drained to poorly drained Raynham soils in slight depressions. Poorly drained and very poorly drained Canandaigua soils in a few small deep depressions are identified by spot symbols on the soil map.

The water table in this Scio soil rises into the lower part of the subsoil early in spring and in other extended wet periods. Permeability is moderate in the surface layer and subsoil and moderately rapid or rapid in the substratum. Available water capacity is high, and runoff is slow. Roots are not restricted, and some extend into the substratum. Natural organic matter content is low. The surface layer and subsoil are no more than 3 percent gravel fragments. In unlimed areas, the surface layer is very strongly acid to medium acid.

Most areas are farmed. A few are used for urban purposes.

This nearly level, gravel-free soil is easy to till once it dries in spring. It is suited to cultivated crops, small grain, and hay. In some areas it is also suited to vegetable crops. Seasonal wetness slightly delays tillage and planting. Random subsurface drains to the few included wet spots improve some fields. Minimum tillage, cover crops, return of crop residue to the soil, and tillage at the proper moisture content help to maintain tilth, increase organic matter content, and allow more intensive cropping of the soil.

Pasture grasses do well on this soil. Grazing when the soil is wet early in spring compacts the soil and destroys desirable grasses. Rotation grazing, proper stocking, and restricted grazing in wet periods are needed to maintain pasture seedings.

Suitability for timber production is good. The few wooded areas support such species as northern red oak, white ash, and sugar maple. Erosion, windthrow, and seedling mortality are generally not problems.

This soil can be used for some urban uses, but seasonal wetness is a limitation. Properly designing and installing drains around foundations of dwellings minimizes the problem of the high water table. Pollution of the water table by effluent from septic tank absorption fields is a hazard because of the moderately rapid or rapid permeability in the substratum. Some areas are suited to recreation purposes, such as athletic fields and playgrounds which require a nearly level gravel-free site.

The capability subclass is llw.

SOIL LEGEND

The first letter, always a capital, is the initial letter of the soil name. The second letter is a capital if the mapping unit is broadly defined; otherwise, it is a small letter. The third letter, always a capital, A, B, C, D, E, or F, shows the slope. Most symbols without a slope letter are those of nearly level soils, but some are for broadly defined units that have a fair to considerable range of slope.

1/ The composition of these units is more variable than that of other units in the survey area but has been controlled well enough to be interpreted for the expected uses of the soils.

CULTUR

BOUNDARIES

National, state or po

County or parish

Minor civil division

Reservation (nation
state forest or pa
and large airport

Land grant

Limit of soil survey

Field sheet matchline

AD HOC BOUNDARY

Small airport, airfie
cemetery, or flood

STATE COORDINATE

LAND DIVISION COR
(sections and land g

ROADS

Divided (median sh
if scale permits)

Other roads

Trail

ROAD EMBLEMS & DE

Interstate

Federal

State

County, farm or ran

RAILROAD

POWER TRANSMISSIO
(normally not shown

PIPE LINE
(normally not shown

FENCE
(normally not shown

LEVEES

Without road

With road

With railroad

DAMS

Large (to scale)

Medium or small

PITS

Gravel pit

Mine or quarry

SYMBOL

NAME

SYMBOL

NAME

Ab Alden silt loam
AC Alden extremely stony soils 1/
AdA Allard silt loam, 0 to 3 percent slopes
AdB Allard silt loam, 3 to 8 percent slopes
ANC Arnot-Lordstown complex, sloping 1/
AND Arnot-Lordstown complex, moderately steep 1/
ANF Arnot-Lordstown complex, very steep 1/

Ba Barbour fine sandy loam
Be Basher fine sandy loam
BnB Bath-Nassau shaly silt loams, 3 to 8 percent slopes
BnC Bath-Nassau shaly silt loams, 8 to 15 percent slopes

Ca Canandaigua silt loam
Cd Carlisle muck
Ce Carlisle muck, very deep
Cf Carlisle muck, ponded
CgA Castile gravelly silt loam, 0 to 3 percent slopes
CgB Castile gravelly silt loam, 3 to 8 percent slopes
ChB Charlton fine sandy loam, 3 to 8 percent slopes
ChC Charlton fine sandy loam, 8 to 15 percent slopes
CLC Charlton-Paxton complex, extremely stony, sloping 1/
CLD Charlton-Paxton complex, extremely stony, moderately steep 1/
CnA Chenango gravelly silt loam, 0 to 3 percent slopes
CnB Chenango gravelly silt loam, 3 to 8 percent slopes
CnC Chenango gravelly silt loam, 8 to 15 percent slopes
CoB Collamer silt loam, 3 to 8 percent slopes
CoC Collamer silt loam, 8 to 15 percent slopes
CoD Collamer silt loam, 15 to 25 percent slopes

Du Dumps

ErA Erie gravelly silt loam, 0 to 3 percent slopes
ErB Erie gravelly silt loam, 3 to 8 percent slopes
ESB Erie extremely stony soils, gently sloping 1/

FAC Farmington silt loam, sloping 1/
Fd Fredon loam

Ha Halsey silt loam
HH Histic Humaquepts, ponded 1/
HLC Hollis soils, sloping 1/
HLD Hollis soils, moderately steep 1/
HoA Hoosic gravelly sandy loam, 0 to 3 percent slopes
Hos Hoosic gravelly sandy loam, 3 to 8 percent slopes
HoC Hoosic gravelly sandy loam, 8 to 15 percent slopes
HoD Hoosic gravelly sandy loam, 15 to 25 percent slopes

LdB Lordstown channery silt loam, 3 to 8 percent slopes
LdC Lordstown channery silt loam, 8 to 15 percent slopes

Ma Madalin silt loam
MdB Mardin gravelly silt loam, 3 to 8 percent slopes
MdC Mardin gravelly silt loam, 8 to 15 percent slopes
MdD Mardin gravelly silt loam, 15 to 25 percent slopes
MNE Mardin soils, steep 1/
My Middlebury silt loam

NaD Nassau shaly silt loam, 15 to 25 percent slopes

OxA Oakville loamy fine sand, 0 to 3 percent slopes
OxB Oakville loamy fine sand, 3 to 8 percent slopes
OtB Otisville gravelly sandy loam, 0 to 8 percent slopes
OtC Otisville gravelly sandy loam, 8 to 15 percent slopes
OtD Otisville gravelly sandy loam, 15 to 25 percent slopes
OVE Otisville and Hoosic soils, steep 1/

Pa Palms muck
Pb Palms muck, ponded
Pg Pits, gravel
PtB Pittsfield gravelly loam, 3 to 8 percent slopes
PtC Pittsfield gravelly loam, 8 to 15 percent slopes
PtD Pittsfield gravelly loam, 15 to 25 percent slopes

Qu Quarries

Ra Raynham silt loam
RbA Rhinebeck silt loam, 0 to 3 percent slopes
RbB Rhinebeck silt loam, 3 to 8 percent slopes
RbA Riverhead sandy loam, 0 to 3 percent slopes
RbB Riverhead sandy loam, 3 to 8 percent slopes
RhC Riverhead sandy loam, 8 to 15 percent slopes
RhD Riverhead sandy loam, 15 to 25 percent slopes
RKC Rock outcrop-Arnot complex, sloping 1/
RKO Rock outcrop-Arnot complex, moderately steep 1/
RKF Rock outcrop-Arnot complex, very steep 1/
RMC Rock outcrop-Farmington complex, rolling 1/
RMD Rock outcrop-Farmington complex, hilly 1/
ROC Rock outcrop-Hollis complex, sloping 1/
ROD Rock outcrop-Hollis complex, moderately steep 1/
ROF Rock outcrop-Hollis complex, very steep 1/
RSB Rock outcrop-Nassau complex, undulating 1/
RSD Rock outcrop-Nassau complex, hilly 1/
RSF Rock outcrop-Nassau complex, very steep 1/

Su Scarborough mucky sandy loam
ScA Scio silt loam, 0 to 3 percent slopes
ScB Scio silt loam, 3 to 8 percent slopes
Su Suncook sandy loam
SwB Swartswood gravelly loam, 3 to 8 percent slopes
SwC Swartswood gravelly loam, 8 to 15 percent slopes
SwD Swartswood gravelly loam, 15 to 25 percent slopes
SKC Swartswood and Mardin very stony soils, sloping 1/
SXD Swartswood and Mardin very stony soils, moderately steep 1/
SKF Swartswood and Mardin very stony soils, very steep 1/

Tg Tioga silt loam

UF Udilfuvents-Fluvaquents complex, frequently flooded 1/
UH Udorthents, smoothed 1/
UnB Unadilla silt loam, 0 to 8 percent slopes
UnC Unadilla silt loam, 8 to 15 percent slopes
Ur Urban Land

Wa Walkill silt loam
Wd Wayland silt loam
WuB Wurtsboro gravelly loam, 3 to 8 percent slopes
WuC Wurtsboro gravelly loam, 8 to 15 percent slopes

AND THEIR HYDROLOGIC GROUPS

ADAMS	A	BROADALBIN	C	DALTON	C
ADJIDAUMO	D	BROCKPORT	D	DANLEY	C
ADRIAN	A/D	BUCKLAND	C	DANNEMORA	D
AGAWAM	B	BURDETT	C	DARIEN	C
ALBRIGHTS	C	BURNHAM	D	DAWSON	A/D
ALDEN	D	BUSTI	C	DEERFIELD	B
ALLAGASH	B	BUXTON	C	DEFORD	A/D
ALLARD	B	CAMBRIDGE	C	DEKALB	C
ALLIS	D	CAMILLUS	B	DEPEYSTER	C
ALTMAR	B	CAMRODEN	C	DERB	C
ALTON	A	CANAAN	C	DIXMONT	C
AMBOY	C	CANADICE	D	DORA	B/D
AMENIA	B	CANANDAIGUA	D	DOVER	B
ANGOLA	C	CANASERAGA	C	DUANE	B
APPLETON	C	CANEADEA	D	DUNKIRK	B
AQUENTS	D	CANFIELD	C	DUTCHESS	B
AQUEPTS		CANTON	B	EDWARDS	B/D
AQUOLLS		CARBONDALE	A/D	EELWEIR	C
ARKPORT	B	CARLISLE	A/D	ELKA	C
ARNOT	C/D	CARROLLTON	C	ELMRIDGE	C
ASHVILLE	D	CARVER	A	ELMWOOD	C
ATHERTON	B/D	CASTILE	B	ELNORA	B
ATKINS	D	CATHRO	A/D	EMPEYVILLE	C
ATSION	C/D	CAVODE	C	ENFIELD	B
AU GRES	B	CAYUGA	C	ENSLEY	B/D
AURELIE	D	CAZENOVIA	B	ERIE	C
AURORA	C	CHADAKOIN	B	ERNEST	C
BARBOUR	B	CHAGRIN	B	ESSEX	C
BARCELONA	C	CHARLTON	B	FAHEY	B
BARRE	D	CHATFIELD	B	FARMINGTON	C
BASH	C	CHAUMONT	D	FARNHAM	B
BASHER	B	CHAUTAUQUA	C	FLACKVILLE	C
BATH	C	CHEEKTOWAGA	D	FLUVAQUENTS	
BECKET	C	CHENANGO	A	FONDA	D
BECPRAFT	B	CHESHIRE	B	FREDON	C
BELGRADE	B	CHIPPENY	D	FREETOWN	D
BENSON	D	CHIPPEWA	D	FREMONT	C
BERKSHIRE	B	CHOCORUA	D	FREWSBURG	C
BERNARDSTON	C	CHURCHVILLE	D	GALEN	B
BERRYLAND	B/D	CLAVERACK	C	GALOO	C/D
BESEMAN	A/D	CLYMER	B	GALWAY	B
BICE	B	COHOCTAH	B/D	GEORGIA	C
BIDDEFORD	D	COLLAMER	C	GETZVILLE	D
BIRDSALL	D	COLONIE	A	GILPIN	C
BLASDELL	A	COLOSSE	A	GLOUCESTER	A
BOMBAY	B	COLTON	A	GLOVER	C/D
BONAPARTE	A	CONESUS	B	GRANBY	A/D
BONO	D	CONSTABLE	A	GREENE	B
BOOTS	A/D	COOK	D	GREENWOOD	A/D
BRACEVILLE	C	COSAD	C	GRENVILLE	B
BRAYTON	C	COVEYTOWN	C	GROTON	A
BRIDGEHAMPTON	B	COVINGTON	D	GUFF	D
BRIGGS	A	CRARY	C	GUFFIN	D
BRINKERTON	D	CROGHAN	B	GULF	B/D

HAIGHTS	B	LIMA	B	NAUMBURG	C
HALCOTT	C/D	LIMERICK	C	NEHASNE	B
HALSEY	C/D	LINLITHGO	B	NELLIS	B
HAMLIN	B	LIVINGSTON	D	NEVERSINK	D
HANNAWA	D	LOBDELL	B	NEWSTEAD	C
HARTLAND	B	LOCKPORT	D	NIAGARA	C
HAVEN	B	LONDONDERRY	C/D	NICHOLVILLE	C
HAWKSNEST	C/D	LORDSTOWN	C	NORWICH	D
HEMPSTEAD	B	LOWVILLE	B	NUNDA	C
HENRIETTA	B/D	LOXLEY	A/D	OAKVILLE	A
HERKIMER	B	LUPTON	A/D	OCCUM	B
HERMON	A	LYMAN	C/D	OCHREPTS	
HEUVELTON	C	LYME	C	ODESSA	D
HILTON	B	LYONS	D	ONDAWA	B
HINCKLEY	A	MACOMB	B	ONOVILLE	C
HINESBURG	C	MACOMBER	C	ONTARIO	B
HOGANSBURG	B	MADALIN	D	ONTEORA	C
HOLDERTON	B	MADRID	B	OQUAGA	C
HOLLIS	C/D	MALONE	C	ORPARK	C
HOLYOKE	C/D	MANAHAWKIN	D	ORTHENTS	
HOMER	B	MANHEIM	C	OSSIPEE	D
HONEOYE	B	MANLIUS	C	OTISVILLE	A
HOOSIC	A	MAPLECREST	B	OVID	C
HORNELL	D	MARCY	D	PALATINE	B
HOWARD	A	MARDIN	C	PALMS	A/D
HUDSON	C	MARILLA	C	PALMYRA	B
HUMAQUEPTS		MARLOW	C	PANTON	D
HYDRAQUENTS		MARTISCO	B/D	PATCHIN	D
ILION	D	MASSENA	C	PAWCATUCK	D
INSULA	D	MATOON	D	PAWLING	B
IPSWICH	D	MATUNUCK	D	PAXTON	C
IRA	C	MEDIFIBRISTS		PERU	C
IVORY	C	MEDIHEMISTS		PHELPS	B
JOLIET	D	MEDISAPRISTS		PHILO	B
JUNIUS	C	MELROSE	C	PINCKNEY	C
KALURAH	B	MENLO	D	PITS	
KANONA	D	MERRIMAC	A	PITTSFIELD	B
KARS	A	MIDDLEBURY	B	PITTSTOWN	C
KEARSARGE	B	MILLSITE	B	PLAINFIELD	A
KENDAIA	C	MINEOLA	A	PLYMOUTH	A
KINGSBURY	D	MINO	C	PODUNK	B
KINSMAN	C	MINOA	C	POMPTON	B
KINZUA	B	MOHAWK	B	POOTATUCK	B
KNICKERBOCKER	A	MONARDA	D	POPE	B
LACKAWANNA	C	MONGAUP	C	POTSDAM	C
LAGROSS	A	MONTAUK	C	PSAMMENTS	
LAIRDSVILLE	D	MORRIS	C	PUNSIT	C
LAKEMONT	D	MOSHERVILLE	C	PYRITIES	B
LAMSON	B/D	MUCK	D	QUETICO	D
LANESBORO	C	MUNSON	D	RAQUETTE	B
LANGFORD	C	MUNUSCONG	B/D	RAYNE	B
LANSING	B	MUSKELLUNGE	D	RAYNHAM	C
LEICESTER	C	MUSKINGUM	C	RAYPOL	C
LEWBEACH	C	NASSAU	C	RED HOOK	C

RED WATER	B
REMSSEN	D
RHINEBECK	D
RICKER	A
RIDGEBURY	C
RIFLE	A/D
RIGA	D
RINGLING	A
RIPPOWAM	C
RIVERHEAD	B
ROCK OUTCROP	D
ROMULUS	D
RUMNEY	C
RUSE	D
SACO	D
SALMON	B
SAPRISTS	A/D
SAUGATUCK	C
SCANTIC	D
SCARBORO	D
SCHOHARIE	C
SCHROON	B
SCHUYLER	B
SCIO	B
SCITUATE	C
SCRIBA	C
SEARSPORT	D
SEBAGO	D
SHAKER	C
SKERRY	C
SLOAN	B/D
SODUS	C
ST. ALBANS	B
STAFFORD	C
STISSING	C
STOCKBRIDGE	C
STOCKHOLM	C
STOWE	C
SUCCESS	A
SUDBURY	B
SUN	D
SUNAPEE	B
SUNCOOK	A
SUNY	D
SURPLUS	C
SUTTON	B
SWANTON	C/D
SWARTSWOOD	C
SWORMVILLE	C
TACONIC	C/D
TAWAS	A/D
TEEL	B
TIOGA	B
TOQUERVILLE	D

TOR	D
TORULL	D
TOWERVILLE	B
TRESTLE	B
TROUT RIVER	A
TUGHILL	D
TULLER	D
TUNBRIDGE	C
TUNKHANNOCK	A
UDIFLUVENTS	B
UDIPSAMMENTS	
UDORTHENTS	A
UNADILLA	B
URBAN LAND	
VALOIS	B
VARICK	D
VARYSBURG	B
VENANGO	C
VERGENNES	C
VLY	C
VOLUSIA	C
WADDINGTON	A
WAKELAND	C
WAKEVILLE	B
WALLACE	B
WALLINGTON	C
WALLKILL	C/D
WALPOLE	C
WAMPSVILLE	B
WAPPINGER	B
WAREHAM	C
WARNERS	C
WASSAIC	B
WATCHAUG	B
WAUMBEEK	B
WAYLAND	C/D
WEAVER	C
WEGATCHIE	D
WELLSBORO	C
WESTBURY	C
WESTLAND	B/D
WETHERSFIELD	C
WHARTON	C
WHATELY	D
WHITMAN	D
WILLETTE	A/D
WILLIAMSON	C
WILLOWEMOC	C
WILPOINT	D
WINDSOR	A
WINOOSKI	B
WOODBRIIDGE	C
WOODLAWN	B
WOODSTOCK	D

WOOSTER	C
WORDEN	C
WORTH	C
WURTSBORO	C
WYALUSING	D
YALESVILLE	C

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#696-2003**

07/16/2003

Four Dutchman Developmentfour

**Received \$ 270.00 for Planning Board Fees, on 07/16/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/16/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 3-5

NAME: PENNINGS SUBDIVISION - SECTION 4 PA2003-0107

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/15/2003	APPROVAL FEE	CHG	270.00		
07/16/2003	REC. CK. #1167	PAID		270.00	
		TOTAL:	270.00	270.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, With
A [Disap, App

FOR PROJECT NUMBER: 3-5

NAME: PENNINGS SUBDIVISION - SECTION 4 PA2003-0107

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/15/2003	PLANS STAMPED	APPROVED
04/23/2003	P.B. APPEARANCE - PUBLIC HEA . ADD SOME TREES FOR SCREENING ALONG THE ROADWAY & LOT #8 - . 200' IN (HEMLOCKS) - EXISTING CULVERT ON LOT #3 TO BE . VERIFIED FOR SIZE	ND:CLOSE PH APPR CON
03/12/2003	P.B. APPEARANCE . TO BE PRIVATE ROAD: NEED PRIVATE ROAD AGREEMENT AND . DESCRIPTIONS FOR EASEMENTS - CORRECT FORCE MAIN (RIGHT . ANGLE)	LA: SCHED PH - RET
03/10/2003	RESUBMITTAL OF APPLICATION	SUBMITTED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-5

NAME: PENNINGS SUBDIVISION - SECTION 4 PA2003-0107

APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/10/2003	EAF SUBMITTED	03/10/2003	WITH APPLIC
ORIG	03/10/2003	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	03/10/2003	LEAD AGENCY DECLARED	03/12/2003	TOOK LA
ORIG	03/10/2003	DECLARATION (POS/NEG)	/ /	
ORIG	03/10/2003	SCHEDULE PUBLIC HEARING	03/12/2003	SCHED PH
ORIG	03/10/2003	PUBLIC HEARING HELD	04/23/2003	CLOSED PH
ORIG	03/10/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	03/10/2003	PRELIMINARY APPROVAL	/ /	
ORIG	03/10/2003		/ /	
	/ /		/ /	



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

July 15, 2003

Henry VanLeeuwen
C/O Arkel Motors
70 Windsor Highway
New Windsor, NY 12553

SUBJECT: PENNINGS (4) LOT SUBDIVISION #03-05

Dear Hank:

Please find attached a printout of fees due for subject project. There is a balance remaining in the escrow account of \$148.00 that will be returned to you.

Please submit a check payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....\$ 270.00

Note: I am in receipt of your check in the amount of \$4,500.00 for three (3) lots Recreation Fee.

The plans are signed and ready to pick up. When you come in with the check, you can take the signed plans with you at that time.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 3-5

NAME: PENNINGS SUBDIVISION - SECTION 4 PA2003-0107

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/15/2003	APPROVAL FEE	CHG	270.00		
			-----	-----	-----
		TOTAL:	270.00	0.00	270.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 3-5

NAME: PENNINGS SUBDIVISION - SECTION 4 PA2003-0107

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/10/2003	REC. CK. #1162	PAID		600.00	
03/12/2003	P.B. ATTY.FEE	CHG	35.00		
03/12/2003	P.B. MINUTES	CHG	22.50		
04/23/2003	P.B. ATTY. FEE	CHG	35.00		
04/23/2003	P.B. MINUTES	CHG	45.00		
07/15/2003	P.B. ENGINEER FEE	CHG	314.50		
07/15/2003	RET. TO APPLICANT	CHG	148.00		
		TOTAL:	600.00	600.00	0.00

7/15/03
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/09/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 3-5

NAME: PENNINGS SUBDIVISION - SECTION 4 PA2003-0107

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/09/2003	3 LOT REC FEE	CHG	4500.00		
07/09/2003	REC. CK. #7028	PAID		4500.00	
			-----	-----	-----
		TOTAL:	4500.00	4500.00	0.00

A handwritten signature, possibly "H. Leeuwen", is enclosed in a large, loopy oval. Below the signature, the date "7/11/03" is written in a similar cursive style.

AS OF: 07/15/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 5

FOR WORK DONE PRIOR TO: 07/15/2003

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
.....													
3-5	217270	03/11/03	TIME	MJE	MC PENNINGS SUBDIV	95.00	0.70	66.50					
3-5	222238	04/17/03	TIME	MJE	MC PENNINGS SUBDIV	95.00	0.50	47.50					
3-5	224282	05/07/03	TIME	MJE	MC PENNINGS COST EST	95.00	0.40	38.00					

								152.00					
3-5	225915	05/22/03			BILL 03-631					-152.00			

										-152.00			
3-5	231438	06/17/03	TIME	JJR	FI PENNINGS SUBD CULVRT	65.00	1.00	65.00					
3-5	231444	06/18/03	TIME	JJR	FI PENNINGS SUBD CULVRT	65.00	1.50	97.50					
								=====	=====	=====	=====		
TASK TOTAL								314.50	0.00	-152.00	162.50		
.....													
								=====	=====	=====	=====		
GRAND TOTAL								314.50	0.00	-152.00	162.50		

TOTAL P.02

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE.....\$ _____

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00

RECREATION FEES:

___ LOTS @ \$500.00 PER LOT\$ _____

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____

PLANNING BOARD ATTORNEY FEES.....\$ _____

MINUTES OF MEETINGS.....\$ _____

OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ _____

4% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

2% OF APPROVED COST ESTIMATE:.....\$ _____
(INSPECTION FEE)



Public Hearing



RESULTS OF P.B. MEETING OF: April 23, 2003

PROJECT: Penning Subdivision P.B. # 03-05

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N
TAKE LEAD AGENCY: Y N

M) B S) A VOTE: A 5 N 0
CARRIED: Y ✓ N

M) S) VOTE: A N
CARRIED: Y N

PUBLIC HEARING: WAIVED: CLOSED: ✓

M) A S) K VOTE: A 5 N 0 SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y
SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) B S) A VOTE: A 5 N 0 APPROVED: 4/23/03

NEED NEW PLANS: Y ✓ N

CONDITIONS - NOTES:

<u>No</u>
<u>Barbara Maleary - Spoke re: property to be left as one lot.</u>
<u>She owns lot #8</u>
<u>To add some trees for screening along the roadway + lot #8 - 200' in</u>
<u>(hemlocks)</u>
<u>No further Comment</u>
<u>Check on Bond submittal</u>
<u>Existing culvert on Lot #3 to be verified for size</u>

PENNINGS SUBDIVISION (VANLEEUEWEN) (03-05)

Mr. Henry Van Leeuwen appeared before the board for this proposal.

MR. PETRO: Pennings subdivision (Van Leeuwen) on Dutchman Drive. Proposed 4 lot residential subdivision. Application proposes the resubdivision of the 13.9 acre parcel into 4 single family residential lots. The plan was previously reviewed at the 12 March, 2003 planning board meeting and is before the board for a public hearing at this time. It's an R-1 zone which is permitted use by law. Henry, just go over it quickly please.

MR. VAN LEEUWEN: It's basically a simple 4 lot subdivision, tried to sell it all in one piece.

MR. PETRO: Nothing's ever simple.

MR. VAN LEEUWEN: I tried to sell it in one piece and Mike Reis had it listed for two years, so we decided to put the road in and just making a 4 lot subdivision, they all, there's enough road frontage, there's enough square footage and so forth. The only thing is the septs all of them have to be pumped.

MR. PETRO: Road maintenance declaration has to be handed in.

MR. VAN LEEUWEN: Yes.

MR. PETRO: We have that, okay, very good.

MR. VAN LEEUWEN: Houses going up here are going to be about \$400,000 and up.

MR. PETRO: Andrew, do you have a copy of that?

MR. KRIEGER: Private road maintenance declaration, I think I have it, yes.

MR. PETRO: I know I've seen it.

MR. PETRO: We have Highway approval on 4/20/2003.

Wasn't there some concern about the site distance? There wasn't any evidently. Highway on 4/15/2003 and Fire on 4/15/2003, both approved. This is a public hearing. On the third day of April, 2003, 13 addressed envelopes containing the public hearing notice was mailed out. If someone would like to speak for or against this application, be recognized by the Chair, come forward with your concerns. Anyone on this application?

MS. MALAVY: My name is Barbara Malavy (phonetic), I live at 23 Buckingham Drive, Newburgh.

MR. PETRO: Is that close to this?

MS. MALAVY: I own lot 8, we bought this property from Mr. Van Leeuwen about four or five years ago and he told us it was going to remain one piece of property, he was going to sell it as one piece of property and the road that he's proposing to put in butts right up to our lot and it appears to go right over the drainage easement. Aesthetically, we wouldn't know how to position our house on this road with this road coming right next to it, we're concerned about the impact of the extra houses on the school district, Washingtonville Schools.

MR. PETRO: The house, right now, there's nothing on your lot?

MS. MALAVY: No, there's not.

MS. MALAVY: We were hoping to put it up this spring, summer, we're talking to people about it.

MR. PETRO: I thought your house would be positioned the same way it is on the map. I don't think the road going in should affect your house, it would just go on a side yard on the new road, in my opinion, I don't know. You don't like that for some reason?

MS. MALAVY: Well, it would be, there would be no privacy now, we wouldn't, the private road would go right along, your area of privacy is your back yard and we would no longer have that.

MR. PETRO: You have a back yard, not a side yard, it's along the side of your house, am I seeing that correctly there? But again, I understand what you're saying but--

MR. LANDER: We're looking at lot 8, is that the lot?

MR. VAN LEEUWEN: Yes, her lot is lot 8.

MR. PETRO: To me, a private road is on the side yard.

MR. LANDER: Fairly long lots here.

MS. MALAVY: And also too the added impact on the school district, Washingtonville schools are--

MR. PETRO: We agree with you there but, you know, we also had that consideration when they subdivided your land and made a building lot and the lands before that and the lands that are coming for the next 20 years, it's definitely the problem. I don't know the answer. It's not a planning board issue. The land is zoned for that particular use, uses meet all the requirements and the law says that's what goes there. We only administer the law. We're not making law here, this is an administrative board, it's not a judiciary board. So we have to follow the law the same as he does, you do and I do. This is what goes there. I think the one point that you make that maybe we can look at a little bit would be aesthetically along the roadway on that side putting some screening of some kind. Do you have a landscaping plan at all?

MR. VAN LEEUWEN: No but I can put some trees in here if that's what they want, that's no problem.

MR. PETRO: It's over the top of the easement, it's over top of the easement but it's been reviewed by the engineer and it's accepted. I think the screening, Henry, what type of screening would you prefer? I'm just trying to help you along with some screening there.

MS. MALAVY: Well--

MR. PETRO: This is the access area that you would have even if the road would start a little further.

MR. VAN LEEUWEN: The roads there are in but I can give you some bushes, arborvitae or hemlocks are fairly fast growing tree and you can trim them, do whatever you want with them and I will put them on your property.

MS. MALAVY: This house has to be built back here, it cannot be positioned anywhere else?

MR. VAN LEEUWEN: It won't be positioned anywhere else cause you pushed it that far.

MS. MALAVY: Just for--is there--

MR. PETRO: That's pretty far from her house, maybe that's hundreds of feet I believe from your house.

MR. VAN LEEUWEN: About 400 feet.

MR. PETRO: It's not as close as it may appear on that plan.

MR. VAN LEEUWEN: Maps fool you, they do. This house will not be changed, they might put the house this way.

MS. MALAVY: That was my concern that it would be closer.

MR. VAN LEEUWEN: No, it can't get closer, first of all, there's no room here aesthetically, it's not going to look good, that's where it's going to be.

MS. MALAVY: We'd like to position ours a little bit back.

MR. VAN LEEUWEN: That you have to argue with that gentleman sitting right there.

MR. BABCOCK: Basically on your lot you have a buildable area, if you look on that map.

MS. MALAVY: We'd like to raise the property, ours is

lower than anybody else's so we'd like to fill it in before we build.

MR. BABCOCK: But the buildable area on your lot will allow you to move your house around somewhat.

MR. PETRO: You can make an envelope, I can explain it to you.

MS. MALAVY: You are?

MS. BABCOCK: I'm the building inspector.

MS. MALAVY: I should speak to you first?

MR. BABCOCK: Yes.

MR. PETRO: If that envelope in your hand is the building lot--

MS. MALAVY: It's the original subdivision.

MR. PETRO: That's your building lot, you can take your side yards, rear yard and your front yard and draw a line around there and anywhere in that envelope you can build your house. It doesn't have to be in that particular location.

MR. VAN LEEUWEN: If you wanted to move this house this way, you can do that as long as you stay kind of in the buildable area.

MS. MALAVY: And up until this is considered the buildable area?

MR. VAN LEEUWEN: No, this is septic system, you can probably move it down but you can move that around quite a bit because you've got 100, 200 feet between here and here, doesn't look that way on the map but it is that way, same thing here, this is at least 400 feet away from your house, if not more.

MR. PETRO: Okay, any other concerns?

MS. MALAVY: It looked like it was in our back yard.

MR. PETRO: It's pretty far away.

MR. VAN LEEUWEN: From this point to this point is 1,000 feet so look where the house is.

MR. PETRO: Okay, anybody else on this application? Motion to close the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Pennings subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for the Pennings subdivision on Dutchman Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

MR. PETRO

AYE

MR. PETRO: Culvert number 3 should be verified to meet the capacity requirements or should be replaced as part of the residential development, just I'm giving you one of Mark's comments, Henry.

MR. VAN LEEUWEN: Okay.

MR. PETRO: Applicant will be required to submit a private road completion bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.

MR. BABCOCK: On that, go back into that lot number 3 as far as the culvert, all the other culverts are called out as new in the sizes and lot 3 just says existing, doesn't tell us size of the culvert, that's what we're--

MR. PETRO: What would change to make the culvert not the right capacity, the road itself?

MR. BABCOCK: Well, we're adding other culverts, we're adding areas.

MR. DONEGA: Adding additional flow.

MR. BABCOCK: If it's the same size as the ones that they're installing, it shouldn't be a problem.

MR. VAN LEEUWEN: It will be the same size.

MR. BABCOCK: Well, it's existing so we just want to know the size of it.

MR. VAN LEEUWEN: I believe it's two foot, I believe it's a 24 inch culvert.

MR. PETRO: Eric, you don't have anything else on this?

MR. DONEGA: The concern was that they're adding more flow to the existing culvert. We want to make sure it's large enough, the size is not indicated here and

if the size, even if he tells us the size now, we'd still have to check into that to make sure it's consistent with the other culverts.

MR. PETRO: I'll make that as a condition, Henry.

MR. VAN LEEUWEN: No problem.

MR. PETRO: That's the culvert on lot 3. We have Highway on 4/15 and Fire 4/15. Is there any further comments from any of the members? If not, entertain a motion for final approval.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Pennings subdivision on Dutchman Drive subject to the culvert being identified in size and properly placed on the plan.

MR. VAN LEEUWEN: Jim, it's already on the, on there, either proposed driveway culverts have been studied and hydrologic analysis and it's been determined that the culverts are to be 9 foot by 4 foot concrete box culverts.

MR. BABCOCK: Henry, that's the new ones, we still don't know the size of the old one. Basically, if it's the same size, it's not going to be a question.

MR. VAN LEEUWEN: I'll call you with that in the morning.

MR. BABCOCK: Okay. Mr. Chairman, the worst case scenario it's got to be replaced with a 9 by 4, the worst case.

MR. VAN LEEUWEN: I'll take care of that.

MR. PETRO: Just put that it's either 9 by 4 or it will be replaced by 9 x 4 and that ends the problem.

MR. VAN LEEUWEN: No problem.

MR. LANDER: Subject-to's?

MR. PETRO: Subject to that was one and the second one is the screening, what's the cul-de-sac's name, is there a name?

MR. VAN LEEUWEN: Peters Court after my son, my father, my mother.

MR. LANDER: Screening is going to be where, Mr. Chairman?

MR. PETRO: Well, as it stands, it's on the side, what side is it, on the north side of Peters Court.

MR. VAN LEEUWEN: Correct.

MR. PETRO: I would extend it in at least 200 feet and the reason I'm not requesting the other side is because you haven't built that home yet and maybe people would want it or not want it. So if no one's there they're not complaining or they know what they're buying but this woman already owns the property so at least dress it up. Do you agree with that?

MR. VAN LEEUWEN: No problem.

MR. PETRO: What type of screening?

MR. VAN LEEUWEN: Hemlocks, that's a fast growing tree or arborvitae.

MR. PETRO: Leave it up to you and it will be reflected in the minutes. Okay, that's the end of the subject-to's. Any further comments? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

April 23, 2003

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MR. PETRO

AYE



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PENNINGS SUBDIVISION – SECTION 4
(RESUBDIVISION LOT 10 OF PENNINGS SUBDIVISION 98-7)

PROJECT LOCATION: DUTCHMAN DRIVE
SECTION 54 – BLOCK 1 – LOT 3.15

PROJECT NUMBER: 03-05

DATE: 23 APRIL 2003

DESCRIPTION: THE APPLICATION PROPOSES THE RE-SUBDIVISION OF THE 13.94+/- ACRE LOT INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12 MARCH 2003 PLANNING BOARD MEETING AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The project is located in the R-1 Zoning District of the Town. The bulk information has been corrected as previously requested.
2. Note #13 has been added to confirm that the road is a private road. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review. This declaration must also include an easement to the benefit of the Town for stormwater discharge from the Town system into the private system. The details of this arrangement should be coordinated with this engineer, the Highway Superintendent and Town Attorney.
3. The applicant has submitted a design basis for the individual (private) culverts for the driveways. The culvert for lot #3 should be verified to meet the capacity requirements, or should be replaced as part of the residence development.
4. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.

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5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. If no new issues are identified, I believe the application could be considered for conditional approval.

Respectfully Submitted,



Mark J. Edsall, P.E., R.P.
Planning Board Engineer

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NW03-05-23Apr03.doc

PENNINGS SUBDIVISION (VAN LEEUWEN) (03-05)

Mr. Henry Van Leeuwen and Ms. Barbara Berger appeared before the board for this proposal.

MR. PETRO: Application proposes resubdivision of the 13.9 acre parcel into four single family residential lots. This plan is reviewed on a concept basis only. R-1 zone. Permitted use by law. Henry, what do they mean resubdivision? What are you doing?

MR. VAN LEEUWEN: What I'm doing basically the last piece which was the 13.4 something acres at the end of this whole subdivision.

MR. PETRO: Did you have to wait three years for the private road to expire?

MR. VAN LEEUWEN: Yes, March 1st.

MR. PETRO: So that's expired obviously or you wouldn't be here?

MR. VAN LEEUWEN: Absolutely.

MS. BERGER: The previous mapping was filed on March 1. I'm Barbara Berger from Pietrzak & Pfau.

MR. PETRO: Lot width should be 175 foot minimum on lots with 50% on cul-de-sac, 125 feet, side yard requirements are 40/80' minimums, development coverage as 20 percent. Why do you have them down, you need them in the bulk table corrected?

MR. EDSALL: Yeah, what happened I don't think the bulk table was updated with the latest round of zoning amendments from last year.

MR. PETRO: Just bookkeeping and straightening up that table, correct?

MR. EDSALL: Yes.

MR. VAN LEEUWEN: The road is in, it's going to be a private road, I had the contractor work on it, the

blacktop is in for the road, the catch basins are in, the curbing is in.

MR. LANDER: So what do you have there, a homeowner's association?

MR. VAN LEEUWEN: Yes.

MR. LANDER: You also have private road maintenance agreement?

MR. VAN LEEUWEN: Yes, that's got to be reviewed by Andy, right?

MR. KRIEGER: Yes, I see from the notes there's something in there about an easement for the benefit of storm water discharge coordinated with the engineer, highway superintendent and town attorney, I would suggest therefore since that modification has to be in the private road maintenance agreement that when you prepare it, please send a copy to Mark to look at.

MR. VAN LEEUWEN: I'll get one to him.

MR. PETRO: On lot 4, why is the expansion area so far away from the home? Is there a wetlands on that lot?

MR. VAN LEEUWEN: Not wetlands, but the perc is a little risky, if I go down deep enough, I can get perc but I don't want to go down that deep.

MR. PETRO: I see you have a forced main which Jerry pointed out, is that the only house with a forced main?

MR. VAN LEEUWEN: They're all, all of them are forced. Up here, I have excellent perc and down here, it's a little sketchy.

MR. ARGENIO: Generally, they design septic systems below the house generally.

MR. VAN LEEUWEN: Generally they do that but we couldn't do that in this case.

MR. PETRO: You have proper separation on the wells and

all the fields?

MR. VAN LEEUWEN: Yes, they're all over two acres.

MR. PETRO: The forced main paths I don't think if this is a planning board issue or not I would draw them because I don't know when you send someone in the field without the right angles and use 45s, I don't know if somebody takes this map actually builds what you have drawn on here, I don't think it's a good idea to have a right angle on a forced main.

MR. VAN LEEUWEN: I'll straighten that out.

MR. PETRO: Mike, do you agree or disagree with that?

MR. BABCOCK: Yes.

MR. PETRO: I'm sure the plumber may know or somebody else may know, but somebody can take the plan.

MR. VAN LEEUWEN: Well, all lots are sold to Jerry Sabinski, he's going to put the system in, he knows what he's doing, I'll mention it to Jerry.

MR. PETRO: The cul-de-sac, do you have any problems with that?

MR. EDSALL: No, it's fine.

MR. VAN LEEUWEN: Mark's been out there and he's seen it, so has the highway superintendent, I've got a few small repairs to do at the entrance to the road, as soon as the weather breaks, I'll get that done.

MR. PETRO: How about sight distance on the radius on Dutchman Drive?

MR. VAN LEEUWEN: No problem, you've got plenty.

MR. PETRO: Can I have motion for lead agency?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Pennings subdivision on Dutchman Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. LANDER: Proposed bridge culvert here on three of the driveways, you need a permit to cross that stream?

MR. VAN LEEUWEN: No, it's a ditch, that's all it is.

MR. ARGENIO: Mark, help me understand this comment 8, the easement for the storm water is for the town water that's coming from Dutchman Drive finding its way under Mr. VanLeeuwen's proposed road and being discharged into that swale?

MR. EDSALL: Yes.

MR. ARGENIO: Coming from Dutchman Drive.

MR. EDSALL: Yes, basically going from a town piping system to a private but the Town doesn't want to have maintenance responsibilities for the private drainage.

MR. ARGENIO: Understood.

MR. VAN LEEUWEN: It goes partially underneath the road to one catch basin and another and again goes out.

MR. PETRO: You sized all the piping? I don't see it on here.

MR. LANDER: Probably on another sheet, yeah.

MR. VAN LEEUWEN: It might be all 12 inches.

MR. PETRO: Did you check that Mark?

MR. EDSALL: We'll be checking everything.

MR. PETRO: Public hearing?

MR. LANDER: Yeah, we need a public hearing for this.

MR. PETRO: It's four brand new lots, right?

MR. VAN LEEUWEN: Well, it's an existing lot split up into four lots, correct.

MR. PETRO: It's better to have it Henry and be done with it. Motion to have a public hearing.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Pennings subdivision (VanLeeuwen) on Dutchman Drive 4 lot subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Clean up and we'll schedule you for a public hearing.

MR. VAN LEEUWEN: Can you do it for the next meeting?

MR. PETRO: If it's not, it will be the next one, whenever she can get it altogether, the list is the holdup.

MR. VAN LEEUWEN: Okay, thank you.



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PENNINGS SUBDIVISION – SECTION 4
(RESUBDIVISION LOT 10 OF PENNINGS SUBDIVISION 98-7)
PROJECT LOCATION: DUTCHMAN DRIVE
SECTION 54 – BLOCK 1 – LOT 3.15
PROJECT NUMBER: 03-05
DATE: 12 MARCH 2003
DESCRIPTION: THE APPLICATION PROPOSES THE RE-SUBDIVISION OF THE
13.94+/- ACRE LOT INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL
LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located in the R-1 Zoning District of the Town. The bulk information shown on the plan requires correction to comply with the latest bulk requirements as adopted in July 2002. Note the following corrections:

- Lot width should be 175' minimum (on lots with >50% on cul-de-sac, 125')
- Side yard requirements are 40/80' minimums.
- Development coverage is 20% max.

The applicant's engineer should double-check the "provided" values based on the new requirements, although each lot would seem to be capable of compliance.

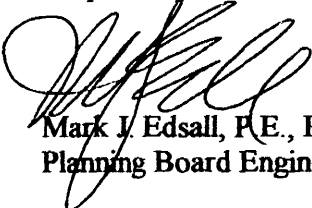
2. The former subdivision (98-7) received County Health approval on 11-23-98 and New Windsor approval on 2-29-2000, and was subsequently filed (date not known). It would seem that the three-year period referenced in the Public Health Law (Article 11 – Title II – Realty Subdivisions) has passed. The applicant should verify our understanding.
3. It is my understanding that this proposed road is intended as a private road. This should be clearly indicated on the plan. The general layout of the roadway and improvements appears acceptable.

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4. Some initial comments regarding the subdivision plans are as follows:
- The road profile must be modified to provide a minimum 40 ft. at 2% at the intersection. Final requirements will be discussed with the Highway Superintendent.
 - Design of the private driveway culverts will be part of the building permit process (as far as construction); however, capacity should be addressed as part of this application. Please submit Stormwater Report.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
6. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
7. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
8. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review. This declaration must also include an easement to the benefit of the Town for stormwater discharge from the Town system into the private system. The details of this arrangement should be coordinated with this engineer, the Highway Superintendent and Town Attorney.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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02-14

**ROADWAY CONSTRUCTION COST ESTIMATE
PENNINGS MAJOR SUBDIVISION SECTION 4
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

ROADWAY CONSTRUCTION

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST
Roadway	12" Thick Shale 30' Wide	SY	2072	\$4.75	\$9,842.00
	2" Thick NYS Item 4 30' Wide	SY	2072	\$8.50	\$17,612.00
	3.5" Thick Base Course Pave. 30' Wide	SY	2072	\$6.15	\$12,742.80
	1.5" Finish Course Pave. 30' Wide	SY	2072	\$5.05	\$10,463.60
	Concrete Curb with Underdrain	LF	918	\$15.00	\$13,770.00
ROADWAY CONSTRUCTION SUBTOTAL					\$51,887.60

STORM DRAINAGE SYSTEM

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST
Catch Basins	Standard 0-6' depth	Es.	4	\$1,800.00	\$7,200.00
Flared End Section	18"	Es.	1	\$250.00	\$250.00
Storm Drain Pipe	18" dia. HDPE	LF	25	\$23.00	\$575.00
	16" dia. HDPE	LF	486	\$18.00	\$8,368.00
STORM DRAINAGE SYSTEM SUBTOTAL					\$16,413.00

SITE WORK

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST
Rough Grading		SF	34,404	\$0.10	\$3,440.40
Erosion Control		LS	1	\$2,000.00	\$2,000.00
SITE WORK SUBTOTAL					\$5,440.40

MISCELLANEOUS

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST
As-Built Plan	As-Built Survey	Es.	1	\$2,500.00	\$2,500.00
Stop Sign	Installed	Es.	1	\$500.00	\$500.00
Concrete Monuments	Installed	Es.	6	\$250.00	\$1,500.00
MISCELLANEOUS SUBTOTAL					\$4,500.00

COST SUMMARY

ROADWAY CONSTRUCTION SUBTOTAL	\$51,887.60
STORM DRAINAGE SYSTEM SUBTOTAL	\$16,413.00
SITE WORK SUBTOTAL	\$5,440.40
MISCELLANEOUS SUBTOTAL	\$4,500.00

TOTAL CONSTRUCTION COSTS SUMMARY

78,041.00

MWS

Pennings major subdivision section 4 cost estimate

9/5/2002

98134.08

22 insp. fee = \$1560.82

**PLANNING BOARD: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Subdivision for:

PENNING SUBDIVISION P. B. #03-05

Applicant

**AFFIDAVIT OF
SERVICE
BY MAIL**

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the **3rd** day of April, 2003, I compared the 13 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

3rd day of April, 2003

[Signature]
Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006



LEGAL NOTICE



NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF
NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC
HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on
APRIL 23, 2003 at 7:30 P.M. on the approval of the proposed Subdivision
Approval for PENNINGS SUBDIVISION

(Tax Map #Section 54, Block 1, Lot 74)

Located at DUTCHMAN DRIVE . Map of the Subdivision is on file and may be
inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New
Windsor, NY prior to the Public Hearing.

Date: MARCH 28, 2003

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

March 25, 2003

Henry Van Leeuwen
40 Windsor Hwy.
New Windsor, NY 12553

Re: 54-1-74 PB# 03-05

Dear Mr. Van Leeuwen:

According to our records, the attached list of property owners are abutting to the above referenced property.

Parcels marked with one asterisk(*) represent abutting parcels, two asterisks (**) represent that the parcel is located within an Agricultural District, and three asterisks (***) represent that the parcel is both abutting and located within an Agricultural District.

Please be advised that the subject parcel is also located within an Agricultural District.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley

J. Todd Wiley
Assessor

JW/JL
Attachments

CC: Myra Mason, ZBA

54-1-2.2 **

Fox Hill Associates
108 Old Mountain Rd.
Upper Nyack, NY 10960 ✓

54-1-72 **

Edmond G. & Wendy A. Fitzgerald
37 Dutchman Drive
New Windsor, NY 12553 ✓

54-1-3.11 **

Willard F. & Diane J. Burt
4 Dutchman Dr.
New Windsor, NY 12553 ✓

54-1-73 ***

Robert & Barbara Mulleavy ✓
23 Buckingham Drive
Newburgh, NY 12550

54-1-3.12 **

Joseph W. & Anne Diaz
10 Dutchman Drive
New Windsor, NY 12553 ✓

54-1-75 ***

Gabriel Compere ✓
25 Dutchman Drive
New Windsor, NY 12553

54-1-3.13 **

Wanda & Theodore Jacobsohn
16 Dutchman Dr.
New Windsor, NY 12553 ✓

54-1-3.14 **

Thomas E. & Lynn Ann Buhler ✓
22 Dutchman Dr.
New Windsor, NY 12553

54-1-3.2 **

Lillian Sladewski ✓
469 Lake Rd.
New Windsor, NY 12553

54-1-4 ***

Steven & Jacqueline Cooper ✓
451 Lake Rd.
New Windsor, NY 12553

54-1-53.1 ***

Dorothy & Clay S. & John M. Jr. Clement
C/o Dorothy Clement
548 Station Rd.
Rock Tavern, NY 12575 ✓

54-1-70 ***

Peter & Helen Fedun
32 Dutchman Drive
New Windsor, NY 12553 ✓

54-1-71 **

Carmine E. & Patricia A. DeFreese
41 Dutchman Drive
New Windsor, NY 12553 ✓

13



TOWN OF NEW WINDSOR

REQUEST FOR NOTIFICATION LIST

DATE: 03-13-2003 PROJECT NUMBER: ZBA# _____ P.B. # 03-05

APPLICANT NAME: HENRY VAN LEEUWEN

PERSON TO NOTIFY TO PICK UP LIST:

HENRY VAN LEEUWEN
40 WINDSOR HIGHWAY
NEW WINDSOR, NY 12553

TELEPHONE: 562-0532

TAX MAP NUMBER: SEC. 54 BLOCK 1 LOT 74
SEC. _____ BLOCK _____ LOT 315
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: DUTCHMAN DRIVE

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) XX

❖ ❖

NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____

❖ ❖

AMOUNT OF DEPOSIT: _____ CHECK NUMBER: _____

TOTAL CHARGES: _____



PROJECT: Penning Sub. - Van Leeuwen P.B. # 03-05

To be Private Road
Need Private Road Maintenance Agreement
Easement - Need Description
Correct force main (Right Angle.)

Hank Van Leeuwen

(LIBRARY)

PRIVATE ROAD MAINTENANCE AGREEMENT

Declaration dated the _____ day of November, 1998, is intended to refer to a subdivision in the Town of New Windsor, County of Orange, State of New York subdivision by [REDACTED], a New York corporation, with offices located at [REDACTED], New York 10918, said subdivision plat dated [REDACTED], and

WHEREAS, [REDACTED] has heretofore subdivided real property on [REDACTED] in the Town of New Windsor, County of Orange, State of New York into four (4) lots, and

WHEREAS, there is or will be a private road extending from [REDACTED] to the boundaries of the aforesaid lots, and

WHEREAS, these lots will gain access from [REDACTED] to the driveways of each respective lot by the use of the private road, and

WHEREAS, [REDACTED] is now the owner in fee simple absolute of all the property shown on the aforesaid subdivision plat or has authority from the owner of any lot on said plat to encumber the aforesaid real property, and

WHEREAS, it is the intention of the undersigned to file this declaration and make the provisions of this declaration binding upon the lot owners set forth above and any other lot owners that may eventually use the private road it is hereby declared as follows:

1. [REDACTED], Inc. will refer to this declaration in the deeds conveying title to lots of the aforesaid subdivision, will make all such deeds subject to this

declaration and will cause future owners of the aforesaid lots to assume the obligations hereunder upon acceptance of title to the respective lots.

2. The owners of the respective lots shall meet a least semi-annually on notice to be sent by first class mail to the last address for each lot owner as that address appears on the tax rolls of the Town of New Windsor, all such notices to be sent by the sitting manager. At that meeting the owners will determine what maintenance shall be done on the road for the coming year. The owners shall also agree on a method of determining when contractors shall be requested to perform maintenance on the private road, remove snow or apply sand when snow or ice conditions warrant.

3. All decisions for the improvement and/or maintenance of the private road shall be made by unanimous vote of the lot owners present at the meeting at which the vote is taken.

4. The owner of the subdivision as set forth on the approved plat shall have the responsibility of arranging for and chairing the first meeting of lot owners. This individual shall be referred to as "manager". The lot owners shall thereafter annually elect an individual as the manager. Notwithstanding anything to the contrary in this agreement, the last designated or elected manager shall continue to serve as such until a successor is elected even if such service is for more than one year.

5. Each lot owner shall be responsible for one (1) vote concerning any maintenance or repair performed to or on the

private road. Each lot owner shall be responsible for the proportion of the expense that his vote has to the entire number of votes eligible to be cast which sum shall be referred to as the lot owners "proportionate share".

6. The manager of the road shall receive notification of any sums that may be due and owing for the repair and maintenance of the road. Upon receipt of such notification, bill or invoice the manager shall immediately notify, in the manner set forth above, the respective lot owners of the total amount of the notification, bill or invoice and each lot owner's proportionate share of the expense. Within fifteen (15) days of this notification, the respective lot owners shall forthwith deliver a check, made payable to vendor or contractor who performed or will perform the work. Said check shall be sent to the manager who in turn shall contribute his or her share of the expense and forward all checks to the contractor or vendor.

7. Upon receipt of a deed to a subdivision lot each lot owner shall immediately become liable for his or her proportionate share of the obligation pursuant to this agreement.

8. In the event one of the lot owners fails to forward his or her proportionate share of the expense within fifteen (15) days as set forth above, the manager shall be authorized to forward to the contractor or vendor all checks or sums received, together with a statement setting forth the proportionate share that remains unpaid and the lot owner responsible therefor. The lot owner who has not paid his or her proportionate share shall

be liable to the contractor or vendor for such share and shall subject his or her real property including but not limited to the subdivision lot in question to the lien of the vendor or contractor all as if he or she had executed the contract for or authorized the performance of the work. Each owner of a lot in the aforesaid subdivision by accepting a deed to any lot in the subdivision does hereby consent to and accept the conditions and terms of this declaration; does hereby consent to, accept and agree to be bound by the conditions and terms of this declaration and the acts of the manager in carrying out his or her duties under the terms of this declaration and hereby agrees that the aforesaid acts shall be considered to be done by the manager as an agent of the aforesaid lot owner and the aforesaid lot owner consents to his or her actions and agrees to be bound by them.

9. Notwithstanding anything to the contrary herein, and unless otherwise agreed by the lot owners in writing, it is hereby declared that in the event the accumulation of snow on the private road exceeds three (3) inches in depth as the average depth, the manager shall engage a vendor or contractor to remove the snow from the traveled portion of the road and from the right of way without further authorization from the lot owners. In such event, the manager will notify each of the lot owners of his or her proportionate share of the aforesaid expense and the said lot owners and each of them shall send a check for that proportionate share to the manager who shall then pay for such work all as if a meeting had been held and in the

same manner as is set forth above and such snow removal had been unanimously approved. Notwithstanding anything to the contrary contained herein, the road shall always be maintained so as to be passable by ordinary passenger vehicles, school busses refuse collection vehicles and emergency vehicles. Any holes or depressions in the surface of the road exceeding four (4) inches in depth shall be repaired and the road shall be graded and/or asphalt or similar material should be added to the road when the difference in elevation of all portions of the traveled area of the road exceeds six (6) inches.

10. All lot owners agree that the road shall always be maintained so as to be passable by emergency vehicles and ordinary passenger vehicles. This standard shall include repair of any "potholes" that exceed four (4) inches in depth and shall require grading the road when the difference in elevation of all portions of the traveled area exceeds six (6) inches.

Additionally, any improvements or conditions affecting the road as required by the Planning Board's approval of the subdivision and as set forth or depicted on the subdivision map shall always be maintained.

11. Each lot owner hereby agrees to indemnify and hold the other lot owners harmless from any and all liability for injury or damage when such injury or damage shall result from, arise out of or be attributable to any maintenance or repair conducted pursuant to this agreement.

12. Each lot owner shall have an easement for ingress and egress over _____ in its entirety, and such easement

shall cover family members, invitees, contractors, grantees, transferees, heirs, successors and assigns.

13. Each lot owner and his heirs, successors and assigns hereby reserves the right to grant easements to utility companies for the purpose of providing utility service to his lot and other lots in the subdivision across his lands and across _____; and each lot owner agrees to cooperate with other lot owners in the subdivision to grant easements for the benefit of the subdivision and the individual lots.

14. Each lot owner hereby irrevocably offers for dedication to the Town of New Windsor, Orange County, New York that area within the fifty foot right-of-way of the private road known as _____ as indicated on the filed map, said irrevocable offer of dedication to become effective at such time in the future as the then lot owners and the Town of New Windsor agree to accept dedication of _____ as a public highway of the Town of New Windsor pursuant to the Town's laws and regulations.

15. Wherever in this declaration a word occurs in the singular it shall be deemed to be in the singular or plural as the sense demands.

16. Wherever in this declaration a word occurs in the masculine gender it shall be deemed in the masculine or feminine gender as the sense demands.

BY: _____

STATE OF NEW YORK, COUNTY OF ORANGE, ss.:

On the ____ day of _____, 1998, before me personally came
[REDACTED] to me known, who being by me duly sworn, did depose
and say that he resides at [REDACTED], New York
[REDACTED], that he is the Secretary of [REDACTED], Inc., the
corporation described in and which executed the foregoing
instrument.

Notary Public

P.B. #03-05 Application Fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#226-2003

03/11/2003

Four Dutchman Development

**Received \$ 50.00 for Planning Board Fees, on 03/11/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/10/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
ESCROW

FOR PROJECT NUMBER: 3-5

NAME: PENNINGS SUBDIVISION - SECTION 4 PA2003-0107

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/10/2003	REC. CK. #1162	PAID		600.00	
			-----	-----	-----
		TOTAL:	0.00	600.00	-600.00



INTER-OFFICE CORRESPONDENCE

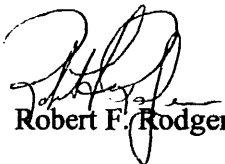
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Pennings Subdivision
DATE: 15 April 2003

Planning Board Reference Number: PB-03-05
Dated: 11 April 2003
Fire Prevention Reference Number: FPS-03-15

A review of the above referenced subdivision plan was conducted on 15 April 2003.

This subdivision plan is acceptable.

Plans Dated: 10 April 2003


Robert F. Rodgers



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #03-05 DATE RECEIVED: 04-11-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 04-21-03 PUBLIC HEARING

THE MAPS AND/OR PLANS FOR:

PENNINGS SUBDIVISION

Applicant or Project Name

RECEIVED

APR 15 2003

SITE PLAN _____, SUBDIVISION XX, LOT LINE CHANGE
SPECIAL PERMIT _____

N.W. HIGHWAY DEPT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: an water easement agreement must
be supplied for review

☐ **DISAPPROVED:**

Notes: _____

Signature: Denny J. Knoll 4/15/02
Reviewed by: _____ Date

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Pennings Subdivision, Section 4
DATE: 12 March 2003

Planning Board Reference Number: PB-03-05


Dated: 10 March 2003

Fire Prevention Reference Number: FPS-03-09

A review of the above referenced subdivision plan was conducted on 12 March 2003.

This site plan at this time is acceptable.

Plans Dated: 4 June 2002, Rev. 3



Robert F. Rodgers



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: _____ FIRE INSPECTOR, XX WATER DEPT.,
_____ SEWER DEPT., _____ HIGHWAY DEPT.

P.B. FILE #03-05 DATE RECEIVED: 03-10-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-12-2003

THE MAPS AND/OR PLANS FOR:

PENNINGS MAJOR SUBDIVISION

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: There is no town water in this area

☐ **DISAPPROVED:**

Notes: _____

Signature: [Signature] 3-12-03
Reviewed by: _____ Date

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision x Lot Line Change Site Plan Special Permit

Tax Map Designation: Sec. 54 Block 1 Lot ~~3-15~~ 74

BUILDING DEPARTMENT REFERRAL NUMBER PA2003 - 0107

1. Name of Project Pennings Subdivision Section 4

2. Owner of Record Henry VanLeeuwen Phone

Address: P.O. Box 4333, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME AS OWNER Phone

Address:
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Pietrzak & Pfau, PLLC Phone 294-0606

Address: 262 Greenwich Avenue, Suite A, Goshen, NY 10924
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Phone

Address:
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Pietrzak & Pfau, PLLC 292-0606
(Name) (Phone)

7. Project Location: On the west side of Dutchmann Drive 500± feet
(Direction) (Street) (No.)
west of Lake Road
(Direction) (Street)

8. Project Data: Acreage 13.94± Zone R-1 School Dist. Washingtonville Central

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes XX No

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.)
Four (4) Lot Residential Subdivision

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes no ☒ .

12. Has a Special Permit previously been granted for this property? yes no ☒

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

10th DAY OF March 2003
19


APPLICANT'S SIGNATURE

Deborah Green
NOTARY PUBLIC

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4964055
Commission Expires July 16, 2002

Please Print Applicant's Name as Signed

*****RECEIVED*****
TOWN OF NEW WINDSOR

MAR 10 2003

DATE APPLICATION RECEIVED
ENGINEER & PLANNING

03-05

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

N/A

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

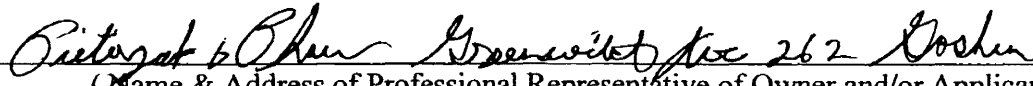
, deposes and says that he resides
(OWNER)

at 70 Linden Highway New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 54 Block 1 Lot 315)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he authorizes:

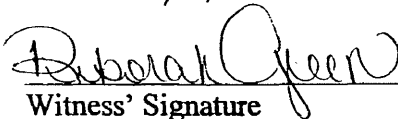
(Applicant Name & Address, if different from owner)

 262 Goshen N.Y. 10924
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 3/10/03


Owner's Signature


Witness' Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

03-05

IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Henry VanLeeuwen

P.O. Box 4333, New Windsor, New York 12553

2. Description of proposed project and its locations:

West side of Dutchman Drive, 500± feet west of Lake Road

3. Name and address of any owner of land within the Agricultural District:

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

54-1-53.1 Dorothy Clement - 584 Station Road, Rock Tavern, NY 12575 - Field & Seed

54-1-48.222 Francis G. Coleman - 431 Lake Road, New Windsor, NY 12553 Livestock

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

54-1-4 Steven & Jacqueline Cooper - 451 Lake Road, New Windsor, NY 12553 Dairy Farm
54-1-44.1 & 44.2 John & Susan Waugh - 634 Jackson Avenue, New Windsor, NY 12553 Dairy Farm

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/Site Plan Pennings Subdivision - Section 4 for the proposed Four (4) Lot Residential Subdivision (briefly describe project)

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant Henry VanLeeuwen
Name

Address: P.O. Box 4333
New Windsor, NY 12553

Project Location: 51 1 3.15
Tax Map # Sec., Block, Lot

Street: West side of Dutchman Drive

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: _____

TOWN OF NEW WINDSOR PLANNING BOARD


James R. Petro, Jr.,
Chairman

03-05

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. XX Name and address of Applicant.
- * 2. XX Name and address of Owner.
3. XX Subdivision name and location
4. XX **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. XX Tax Map Data (Section, Block & Lot).
6. XX Location Map at a scale of 1" = 2,000 ft.
7. XX Zoning table showing what is required in the particular zone and what applicant is proposing.
8. XX Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. XX Date of plat preparation and/or date of any plat revisions.
10. XX Scale the plat is drawn to and North arrow.
11. XX Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. XX Surveyor's certificate.
13. XX Surveyor's seal and signature.
14. XX Name of adjoining owners.
15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. XX A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. XX Final metes and bounds.

19. XX Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. XX Include existing or proposed easements.
21. XX Right-of-way widths.
22. XX Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. XX Lot area (in square feet for each lot less than 2 acres).
24. XX Number the lots including residual lot.
25. XX Show any existing waterways.
- *26. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. XX Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. XX Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. XX Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. XX Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. XX Provide A septic system design notes as required by the Town of New Windsor.
32. XX Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. xX Indicate percentage and direction of grade.
34. XX Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. _____ Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: J. F. P. 3/6/03
 Licensed Professional Date

PROJECT I.D. NUMBER

617.21

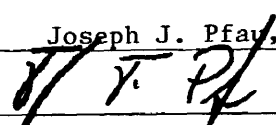
SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Henry VanLeeuwen	2. PROJECT NAME Pennings Subdivision - Section 4
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) West side of Dutchman Drive, 500± feet west of Lake Road.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Four (4) lot residential subdivision.	
7. AMOUNT OF LAND AFFECTED: Initially 13.94± acres Ultimately 13.94± acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Town of New Windsor - Planning Board Approval.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Joseph J. Pfau, P.E.	Date: 3/6/03
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

03-05

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality; surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date